



HILLINGDON
LONDON



Major Applications Planning Committee

Date: WEDNESDAY, 23 AUGUST
2017

Time: 6.00 PM, OR UPON THE
RISING OF THE NORTH
PLANNING COMMITTEE,
WHICHEVER IS LATEST

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

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

To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor Ian Edwards (Vice-Chairman)
Councillor Jazz Dhillon
Councillor Janet Duncan
Councillor Henry Higgins
Councillor John Morgan
Councillor John Oswell
Councillor Brian Stead
Councillor David Yarrow

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=325&Year=0>

Putting our residents first

Lloyd White

Head of Democratic Services

London Borough of Hillingdon,

3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW

www.hillingdon.gov.uk

Useful information for residents and visitors

Watching & recording this meeting

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Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



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

When present in the room, silent mode should be enabled for all mobile devices.

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A useful guide for those attending Planning Committee meetings

Security and Safety information

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

CHAIRMAN'S ANNOUNCEMENTS

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

PART I - Members, Public and Press

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

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Sipson Quarry 45408/APP/2017/2075	Heathrow Villages	Section 73 application for variation of Condition 2 of approved application ref. 45408/APP/2009/340 (as amended by Condition 1 of approved application ref. 45408/APP/2014/1678) in order to extend the deadline for completion of permitted operations (extraction of sand and gravel as an extension to existing quarry at Wall Garden Farm, backfilling with inert waste and restoration to agricultural land) from the 5th of August 2017 to the 30th of September 2019. Recommendation: Approval	7 - 46 94 - 102

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Hillingdon Cycle Circuit, Minet Country Park 49962/APP/2017/1802	Townfield	Construction of a 250m banked cycle circuit, including access subway and associated landscaping. Recommendation: Approval	47 - 62 103-109
8	Onslow Mills 1724/APP/2016/3513	Yiewsley	Demolition of existing building and erection of new building comprising 24 apartments, amenity space and car parking. Recommendation: Approval	63 - 92 110-131

PART I - Plans for Major Applications Planning Committee 93-131

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Agenda Item 3

Minutes



HILLINGDON
LONDON

MAJOR Applications Planning Committee

2 August 2017

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Jazz Dhillon, Janet Duncan, John Morgan, John Oswell, Brian Stead and David Yarrow</p> <p>LBH Officers Present: Johanna Hart (Principal Planning Officer), Roisin Hogan (Planning Lawyer), James McLean Smith (Major Applications Officer), Manmohan Ranger (Transport Consultant), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
30.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
31.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Duncan declared a non-pecuniary interest in Item 9, Concrete Batching Plant, Site at Thorney Mill Road, and left the room during the discussion of this item.</p>
32.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None</p>
33.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>It was confirmed that all items were Part I and would be heard in public.</p>
34.	<p>FORMER GARAGE SITE, R/O 6 - 16 NELSONS ROAD, HILLINGDON - 72704/APP/2017/1068 (<i>Agenda Item 5</i>)</p> <p>Proposed demolition of the existing garage blocks and erection of six houses with rear dormers, parking spaces, all associated external works and changes to the front and rear gardens of 13 Nelson Road to widen the existing access.</p> <p>The proposal involves the redevelopment of the former garage block site with a total of six new dwellings configured as two semi-detached, four-bedroom dwellings located towards the narrower southern end of the site and a terrace of four dwellings</p>

comprising two four-bedroom dwellings, either side of two three-bedroom dwellings. All dwellings will be two-storeys in height but incorporating additional floorspace within the roof, with two off-street car parking spaces provided for each individual dwelling.

The officer introduced the report and highlighted the addendum, which included an additional condition for car parking.

A petitioner spoke in objection to the application, and informed the Committee that application was an overdevelopment of the area and the access was not suitable to handle the proposed development. Cars often mount the pavement to avoid those cars parked on the road, and large vehicles struggle to get down the road, so further traffic congestion and more cars in the area could prevent emergency services or larger vehicles from accessing homes. The petitioner also conveyed safety concerns regarding children that play in the area. Members heard that the removal of trees in the area would lead to increased noise pollution and decreased air quality, while the screening trees were not big enough to prevent loss of amenity.

Councillor Chapman, Ward Councillor for Northwood, commented that the proposal would be too large and overbearing on the area, particularly due to overlooking of 1 - 4 Nelson Close and 5 - 6 Nelson Lane, and loss of sunlight to neighbouring properties. The small road and parked cars on the pavement would also lead to access problems, particularly with large vehicles.

The Highways Officer confirmed to Members that there was a 10.5m standard width for roads to accommodate refuse vehicles and emergency services, and the proposal met this standard, with large vehicles able to turn into the road in a single movement. The Head of Planning and Enforcement informed Councillors that the sites on Nelson Lane are of a similar size to this development, and any overlooking of neighbouring properties complies or exceeds the Council's minimum standards.

The Committee questioned the internal layout of Block A, with stairs positioned against the party walls of the bedrooms of No. 3 and 4, and were informed that the internal layout exceeds the minimum size and there is the opportunity to correct the layout. Members also noted that it was important to confirm that 25% of each premise was soft landscaping, and it was confirmed that this could be achieved by altering Condition 8.

Members also confirmed that a Construction Logistics Management Plan should be submitted to ensure that no problems with construction vehicles arise during this period.

The officer's recommendation, subject to additional conditions regarding the internal layout and Construction Logistics Management Plan and a change to condition 8, was then moved and seconded, and unanimously agreed when put to a vote.

RESOLVED: That the application was approved, subject to additional conditions.

35. **VYNERS SCHOOL, WARREN ROAD, ICKENHAM - 4514/APP/2017/1771** (*Agenda Item 6*)

Extension to sports hall to create a new two-storey teaching block comprising classrooms, dining room, library, admin space and ancillary facilities; provision of new All Weather Pitch (AWP); reconfiguration of parking layout and reversal in direction of existing vehicular one-way system; increased cycle parking; landscaping; creation of off-site cricket run; and associated development.

Officers introduced the application, which sought permission for works associated with the expansion of the school, and highlighted the extensive addendum, including comments from Sport England.

	<p>Members heard that although the application was for a development in the Green Belt, but a statement highlighting the special circumstances surrounding the application was deemed acceptable by the Council.</p> <p>Councillors confirmed that they believed the proposal was necessary for the school, and noted that the school was situated in the Green Belt, so further development would naturally take place within the Green Belt.</p> <p>Members noted the amendment in the addendum which corrected condition 8, and moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application was approved.</p>
36.	<p>LITTLE BRITAIN LAKE (FOOTBRIDGE), PACKET BOAT LANE, COWLEY - 52368/APP/2017/1844 (<i>Agenda Item 7</i>)</p> <p>Proposed footbridge over the River Colne at the north end of Little Britain Lake.</p> <p>Officers noted the addendum and introduced the application, which proposed a modestly-sized footbridge representing a compatible use within the green belt environment over the River Colne to allow both public access and access for the Environmental Agency to the weir.</p> <p>Members noted an objection letter from a local resident, and questioned the reasons that access was being proposed, as there were concerns about the impact it would have on local wildlife. Officers confirmed that there was a separate application to remove trees, and access was necessary for this reason, but it also gave the opportunity to open the area up to members of the public.</p> <p>The Committee expressed concerns that unrestricted access could compromise the wildlife in the area and any potentially negative consequences should be considered before the application was granted. Councillors noted that it was not just the human impact on the area, as cats, dogs and foxes could all impact on the wildlife. Members noted that there may be no detrimental impact, but supported a full ecological survey of the area to understand the impact that opening up the island would have.</p> <p>Councillors commented that the area was prone to flooding and questioned whether a new footbridge would exacerbate these concerns. The Head of Planning and Enforcement confirmed that current plans proposed that the bridge would be above the flood risk height, but only the ecological impact on water voles has been confirmed.</p> <p>As such, Members proposed deferring the application to allow for a further ecology impact report that considered all the local wildlife on the island. Furthermore, clarification was sought to confirm that the bridge height would not lead to further flooding. The motion to defer the application was seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application was deferred.</p>
37.	<p>PROLOGIS PARK, HORTON ROAD, YIEWSLEY - 37977/APP/2017/1634 (<i>Agenda Item 8</i>)</p> <p>Section 73 application for variation of Conditions 5 (approved drawings), 6 (approved documents), 25 (insertion of mezzanine floors) and 27 (use as data centre) as attached to planning permission ref. 37977/APP/2015/1004 dated 14 December 2015: Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with</p>

	<p>servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters, except for access, reserved for later determination.</p> <p>Officers introduced the application which sought a proposed variation to allow for buildings to be used as a data centre, and highlighted the addendum.</p> <p>Councillors commented that they were pleased modern companies wanted to be located in the Borough, and welcomed the development. Due to the towpath south of the site, and the location of the substation compound on the site, Members confirmed that they supported stronger terms on the landscaping condition to ensure planting between the site and the path was more substantial.</p> <p>Responding to Members' questioning, Officers confirmed that the timescales to carry out the development were suitable, but it was straightforward to vary these should the applicant wish to in the near future. The Head of Planning and Enforcement noted that some minor changes were required to key conditions, and Members agreed to delegate authority to allow these changes to take place.</p> <p>The Committee also noted that they would like officers to investigate whether it was possible to review the accessibility of the footpath for wheelchair users.</p> <p>The officer's recommendation, subject to delegated authority to the Head of Planning and Enforcement, was moved, seconded and unanimously agreed at a vote.</p> <p>RESOLVED: That the application was approved, subject to delegated authority to the Head of Planning and Enforcement.</p>
38.	<p>CONCRETE BATCHING PLANT, SITE AT THORNEY MILL ROAD, OUTBOROUGH - 39707/APP/2017/2356 (<i>Agenda Item 9</i>)</p> <p>Importation, storage and onward distribution of rail borne aggregates, together with the erection and use of a concrete batching plant and associated infrastructure at Thorney Mill Sidings, Thorney Mill Road, Iver (Consultation by Buckinghamshire County Council).</p> <p>Councillor Duncan declared a non-pecuniary interest in the application and left the room during discussion of the item.</p> <p>The out of borough application related to an application made by Buckinghamshire County Council for the proposed concrete batching plant and associated infrastructure.</p> <p>Members confirmed that an objection should be lodged to Buckinghamshire County Council concerning the proposals, as they were an inappropriate development within the Green Belt and due to the noise disturbance to residents in the London Borough of Hillingdon.</p> <p>The Committee moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application was refused.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.11 pm.</p>

resolutions please contact Luke Taylor on 01895 250 693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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Report of the Head of Planning, Sport and Green Spaces

Address LAND AT SIPSON FARM SIPSON ROAD SIPSON

Development: Section 73 application for variation of Condition 2 of approved application ref. 45408/APP/2009/340 (as amended by Condition 1 of approved application ref 45408/APP/2014/1678) in order to extend the deadline for completion of permitted operations (extraction of sand and gravel as an extension to existing quarry at Wall Garden Farm, backfilling with inert waste and restoration to agricultural land) from the 5th of August 2017 to the 30th of September 2019.

LBH Ref Nos: 45408/APP/2017/2075

Drawing Nos: PA-1107-10B location plan
PA-1107-11C Site context plan
PA-1107-12E Method of working
PA-1107-13D Final Restoration Plan
Appx 07 02 Ditch Detail
Appx 07 01 Proposed Layout
16115/VW/ta - Covering Letter
1107/12F - Annotated Programmed Landfill and Restoration Plan

Date Plans Received: 07/06/2017

Date(s) of Amendment(s):

Date Application Valid: 07/06/2017

1. SUMMARY

The proposed extension of time ties in with the applicant's timetable for the completion of excavation works at the site and subsequent restoration of the land back to agricultural use. It is considered that the limited time extension requested allows works to be feasibly carried out without delaying the planned restoration of the site to agricultural use.

Impacts of the ongoing works towards the amenities of the surrounding area and neighbours can be effectively managed through accordance with the conditions attached to the original approval. All of these conditions will be carried over to any approval of this application.

2. RECOMMENDATION

1 NONSC Time Limit

All operations hereby authorised by this consent (excluding the 5 year statutory aftercare requirements) shall be completed by the 30th of September 2019. The site preparation, working and restoration of the site shall be carried out only in accordance with the details set out in the submitted application form, supporting planning statement, mitigation strategies as contained in the Environmental Statement dated January 2009, drawing numbered 1107/10B, 1107/11C, 1107/12E and 1107/13D. No part of the operations specified therein shall be amended or omitted prior written approval from the Minerals Planning Authority.

REASON

To enable the Minerals Planning Authority to control the development and to minimise its

impacts on the amenities of the local areas and to ensure the site is restored within the time scale envisaged in the application, in accordance with policy MIN4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

2 NONSC Site drainage management

The construction of the site drainage system and surface water management system shall be carried out in accordance with the details contained in Section 6 and Appendix 6 of the Environmental Statement, dated September 2007 and drawing numbered 1107/12E, 1107/13D and 1107/11C.

REASON

To prevent pollution of the water environment in accordance with MIN21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

3 NONSC Control of hours

i) Except with the prior written agreement of the Minerals Planning Authority, no operations authorised or required by this permission shall be carried out, and plant shall not be operated, other than during the following hours:-
0700 to 1800 hours on Mondays to Fridays and 0700 to 1300 hours on Saturdays.

ii) The formation and subsequent removal of material from any screen banks and soil/overburden storage areas shall not be carried out except between the following times:-

0800 to 1800 hours on Mondays to Fridays and 0800 to 1300 hours on Saturdays and no such operations shall take place on Sundays or Bank or Public Holidays. This condition shall not, however, operate so as to prevent carrying out, outside these working hours, of essential maintenance to the plant and machinery used on the site.

REASON

For the reasonable protection of residential amenity in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbered
Site Context Plan 1107_11C
Method of Working Plan 1107_12F
Final Restoration Plan 1107_13D

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

5 NONSC In accordance with approved plans

Unless otherwise agreed in writing by the Minerals Planning Authority, no operation hereby permitted by this consent shall commence until the land is fenced in accordance with the approved plans. The fencing shall be maintained in a secure condition throughout the duration of the permitted operations.

REASON

To deter trespass, especially by children or by persons fly tipping, in the interest of public safety and amenity, in accordance with BE18 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM5 General compliance with supporting documentation

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

Flood Risk Assessment and Surface Water Management Scheme

Archaeological Evaluation Report Reference 60960 dated January 2006

Arboricultural Impact Appraisal and Method Statement reference 8048-AIA-AS dated 7 March 2008

Environmental Statement Non Technical Summary dated February 2009

Environmental Statement Volume 1 dated January 2009

Environmental Statement Volume 2 dated January 2009

Transport Statement

FRA_SWM April 2009 Update

FRA_SWM April 2009 Update Dwg

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

REASON

To ensure that the development complies with the objectives of Policies in the Hillingdon Local Plan, London Plan and NPPF.

7 NONSC Limit for site noise level

Noise levels resultant from the development except the stripping and transportation of soils and construction and removal of screen bunds hereby permitted, shall not exceed 70dB during construction and removal of the bunds and 55dB during the extraction of minerals, as measured at the boundary of the following noise sensitive sites as identified in the Figure 1 of the Noise report dated January 2007:

1. Footpath at Field Close
2. Parking area Raywood Close
3. Parking area to south
4. Corner of Chestnut Close
5. Rear of Kenwood Close
6. End of Vincent Drive
7. Additional - the above shall also apply to Sipson House, Sipson Road (dependant upon use of Sipson House at the time of nearest operations)

REASON

For the protection of residential amenity in accordance with OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Noise Monitoring Scheme

Before the development commences a noise monitoring scheme shall be agreed with the Minerals Planning Authority which specifies the provisions to be made for the monitoring of noise levels in accordance with condition 06 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the timescale and frequency of noise monitoring to be undertaken and shall remain in place for the lifetime of the approved development.

REASON

For protection of residential amenity, in accordance with OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NONSC No buildings or structure

Notwithstanding the provision of Part 19 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no buildings, structures, fixed or mobile machinery other than that approved by this consent, shall be erected or placed or installed on the site without the prior written approval of the Minerals Planning Authority.

REASON

For the protection of residential amenity, in accordance with Policy BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 NONSC Restoration of land for agricultural use

a) Unless otherwise agreed in writing by the Minerals Planning Authority, following the replacement of subsoil and topsoil as required by Condition 10 above, the site shall be subject to 5 year of controlled aftercare in accordance with an initial aftercare strategy previously approved in writing by the Minerals Planning Authority. Such an aftercare strategy shall be submitted within twelve months of the date of this permission and shall make provision for planting, seeding, (control of weeds) cultivating, fertilising, watering, drainage, failure of planting or seeding and settlement.

b) Agreement of an initial aftercare scheme shall not preclude its subsequent modification or replacement in the light of subsequent annual assessments showing this to be necessary within the 5 year period.

c) In the event of remedial restoration works becoming necessary and negating aftercare already carried out, then a new aftercare scheme shall be carried out on the part of the site for a 5 year period commencing with the date of completion of the remedial work and replacement of restoration soils in accordance with details agreed in writing by the Minerals Planning Authority.

d) Notwithstanding the submitted aftercare strategy the applicant shall undertake checks for landfill gas which should be submitted to the Minerals Planning Authority for approval before the aftercare work commences. If landfill gas is found to be a hazard then the applicant shall install remediation measures to prevent landfill gas releases.

REASON

To provide the best prospect of the land being reasonably fit for agriculture use within the statutory aftercare period after stable restoration has been achieved, in accordance with policy MIN6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

11 NONSC Site management

Site operations shall at all times be conducted so as to minimise dust generation, including the use of water sprinklers or other means. Regard shall be paid to the strength and direction of winds; especially during formation and removal of screen banks. In the event of it not being possible to conduct operations without significant spreading of dust beyond the site boundaries, operations on that part of the site shall cease promptly.

REASON

The Minerals Planning Authority consider that careful site management should contain any problems but that it is essential to safeguard the amenities of residents, in accordance

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

12 NONSC Restrict stockpiling

There shall be no long term stockpiling of materials, and any materials shall not be stored in stockpiles exceeding 3 metres in height.

REASON

To minimise the visual impact of operations, in accordance with Policy OL2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

13 NONSC Watercourse

No excavation shall take place within 5m of public sewer and watercourses.

REASON

So as not to affect the public drainage system, in accordance with Policy MIN21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

14 NONSC Highway protection

No excavation shall take place within 6 metres of the public highway.

REASON

To ensure that the proposed works do not affect the stability of the public highway in accordance with Policy MIN3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

15 NONSC Archaeology

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Minerals Planning Authority.

REASON

The site is within an area of archaeological importance where ground works may result in the destruction of archaeological remains, in accordance with policy MIN14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

16 NONSC Habitat Protection

Existing ponds, lakes and bodies of standing water shall be safeguarded during mineral extraction, along with any natural buffer habitat, and integrated into the final restoration/landscaping of the area. Planting adjacent to, or as of a buffer strip to, a water body/feature shall be locally native species of UK generic stock, as far as possible.

REASON

To protect, restore or replace the natural features of importance within or adjoining the watercourse, in accordance with Policy MIN4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

17 NONSC Landscaping

No development shall take place until a detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Minerals Planning Authority. Such a scheme shall include details of;

a) The positions of all existing trees and shrubs and hedgerows to be retained, and the

- proposal for their protection throughout the operations.
- b) The positions, species and density and initial sizes of all new trees and shrubs.
 - c) Any hard landscaping proposed.
 - d) The programme and implementation of the scheme.
 - e) The arrangement for subsequent maintenance.

The scheme as approved shall be carried out in full.

REASON

The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interest of visual amenity, in accordance with policy OL2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to avoid endangering the safe movement of aircraft and operation of Heathrow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

18 NONSC Monitoring

The operator shall notify the Minerals Planning Authority in writing within one month of the dates of commencement/completion of the following:

- a) implementing this planning permission;
- b) soil stripping;
- c) entering each phase of mineral extraction;
- d) completion of each tipping phase;
- e) completion of restoration of each phase;
- f) completion of the landscaping/planting scheme;
- g) completion of final restoration under his planning permission;
- h) estimated date for completion of aftercare.

REASON

To enable the Mineral Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission, in accordance with Policies MIN4, MIN5 and MIN6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

19 NONSC Construction Vehicle

Best practicable means shall be taken at all times to ensure that all vehicles leaving the site are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. In particular, without prejudice to foregoing, efficient means shall be installed, maintained and employed the cleaning of wheels of all vehicles prior to leaving the site.

REASON

In the interest of highway safety and to prevent mud and dust getting on the highway in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

20 NONSC Habitat Protection

No clearing of vegetation or building demolition shall be permitted to take place during the bird nesting season (15th March - 31st August inclusive).

REASON

To minimise disturbance to breeding birds in the interest of nature conservation and in accordance with Policies EC2, EC3 and EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

21 NONSC Site Restoration

No later than six months from the cessation of all tipping or within such further period as the Minerals Planning Authority may agree in writing, all plants, machinery, access roads, buildings, foundations, hard standings and any other site facilities no longer required in connection with the workings/landfill operations, restoration or approved afteruse shall be removed from the site.

REASON

In the interest of the amenities of the area and to ensure that proper restoration of the site, in accordance with Policies MIN4, MIN5 and MIN6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

22 NONSC Control of waste materials

Nothing other than clean, dry, non-putrescible waste material (comprising topsoil, subsoil, brickwork, concrete, stone, clay, plaster, sand and silica) shall be deposited on site.

REASON

To prevent water pollution, in accordance with Policy MIN21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

23 NONSC Habitat Management Plan

No works of demolition or development to take place until a Habitat Management Plan has been submitted to the Minerals Planning Authority for approval in writing. This is to include details of the species to be planted/sown and how the site will be managed for the benefit of appropriate London Biodiversity Action Plan habitats and species. The approved scheme shall be implemented in its entirety in compliance with timeframes specified.

REASON

To protect any existing habitats within the site in accordance with the Policies EC1 and EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

24 NONSC Habitat Management

Before the development hereby permitted commences a scheme of measures to prevent disturbance to wildlife from the erection of bunds, mineral extraction and aftercare operations shall be submitted to and agreed in writing by the Minerals Planning Authority. In particular the scheme should address impacts on nesting birds between 1st March to 31st August inclusive and on badgers that might enter the site (precautions should be taken with regard to the prevention of damage to badgers by falling into open holes/trenches at night, or by machinery and excavations damaging newly built setts, such as manual exclusion fencing around workings). The agreed scheme should be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

REASON

To protect wildlife and their habitats in accordance with Policies EC2, EC3 and EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

25 NONSC Highway protection

The excavation shall not exceed the limits shown on plan 1107/12E and shall not exceed 6.3m below ground level near the M4 spur.

REASON

To maintain highway safety and integrity of the M4 in accordance with Policy OE1 of the

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

26 NONSC Control of Noise

The use of RB38 machinery shall not occur any where less than 100m from the eastern and southern boundary and shall not be used any where less than 50m from the western site edge.

REASON

To protect residential amenity, in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

27 NONSC Air Quality

Notwithstanding hereby submitted, further details on the predicted NO2 levels at all receptors with and without the development for the proposed year of operation and any mitigation measures to deal with the impact on the NO2 levels in the area shall be submitted to and approved in writing by the Minerals Planning Authority.

REASON

To protect residential amenity and in accordance with Policy 7.14 of London Plan (2011) and Hillingdon's Air Quality Supplementary Planning Guidance.

28 NONSC Bird Management Plans

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Minerals Authority. The submitted plan shall include details of:

- the control of Canada geese within the application boundary

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force in perpetuity. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Minerals Planning Authority.

REASON

It is necessary to manage the Canada geese on this site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport in accordance with Policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

29 NONSC Access maintenance

The existing haul road and access route as shown on plan 1107/12E shall be maintained throughout the operation hereby approved, and no routing arrangement changes shall be made without the prior written approval by the Mineral Planning Authority.

REASON

To protect the amenity of the local residents, in accordance with Policy MIN2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

30 NONSC Non Standard Condition

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme should include:

- a system of swales to provide attenuation on site up to the 1 in 100 year climate change critical storm event, to be disposed of via infiltration.

REASON

To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, in accordance with Policies OE7, OE8 and OE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

31 NONSC Non Standard Condition

The extraction of minerals from the application site hereby permitted shall not be undertaken except as an extension to the site at Wall Garden Farm and all material extracted in accordance with this permission shall be taken via conveyor underneath Sipson Lane to the existing washing plant at Wall Garden Farm for processing as set out in the submitted plans and documents.

REASON

To ensure that existing facilities are maintained and utilised for the protection of residential amenity in accordance with Policy BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

32 NONSC Non Standard Condition

Prior to development commencing, the applicant shall submit a construction management plan to the Minerals Planning Authority for its written approval. The plan shall details;
i) Traffic management and access arrangement which includes details of vehicles accessing trunk roads and motorways and measures in which the vehicles avoid local roads and peak hours.

REASON

To protect the amenity of the local residents, in accordance with Policy MIN2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

33 NONSC Non Standard Condition

There shall be no more than 1500 two-way heavy goods vehicle movements (including export and import of material) per week. The maximum annual throughput at the site shall not exceed 200,000 tonnes per annum.

REASON

To ensure traffic generation from the site is controlled in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
MIN14	Proposals for mineral extraction in locations of archaeological importance
MIN21	Impact of development proposals involving landfilling on the local hydrogeological regime - requirement for monitoring and mitigation measures
MIN3	Restriction on area of land south of the M4 motorway subject to planning consent for sand and gravel extraction and/or waste disposal
MIN4	Restriction on the release of good agricultural land for mineral working and requirement for restoration
MIN5	Phased release of agricultural land for mineral extraction/disposal of waste where requirements of policy MIN4 have been met
MIN6	Consideration of impact on farming of proposals for mineral extraction/disposal of waste
MIN7	Restoration of good agricultural land following mineral extraction
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE9	Limitation of development in areas with a potential for sewerage flooding
OL2	Green Belt -landscaping improvements
NPPF	National Planning Policy Framework
NPPF9	NPPF - Protecting Green Belt land
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.20	(2016) Aggregates
LPP 7.4	(2016) Local character
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2016) Green Belt

3

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be resubmitted as part of this new planning permission where those details would remain the same.

4 I38 **Conditions - Further Advice**

The applicant is advised that Condition 5 is not intended to affect your general responsibilities under the Mines and Quarries legislation or other legislation, which may necessitate additional action on your part.

5 I1 **Building to Approved Drawing**

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

6 I23 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

7 I58 **Opportunities for Work Experience**

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 0PD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com .

8 IT05 **Wildlife and Countryside Act 1981**

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

9 I38 **Conditions - Further Advice**

The applicant is advised that the details of Condition 17 should be in accordance with the appropriate English Heritage guidelines.

10

The applicant is advised that the pollution control and prevention measures are the responsibility of the Environment Agency and will be addressed through the PPC license process.

11

The applicant is advised that the development of this site is likely to impact on

archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage Guidelines.

12

The applicant is advised that the location of the site falls within both the indicative map published by Department for Transport in the White Paper and falls within the interim land boundary for the third runway development that BAA Heathrow has published its draft Interim Masterplan. Therefore the owner of the site should be aware of the potential implications for the development should a third runway proposal proceed.

13

The applicant is advised to consult with Heathrow Express and obtain any consent as required or necessary, prior to any works commencing on site.

14

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be re-submitted as part of this new planning permission where those details would remain the same.

3. CONSIDERATIONS

3.1 Site and Locality

The site is an established mineral extraction site. It is located on green belt land between Sipson Lane, to the north, and Sipson Road to the south. The site is an extension of the operations at Wall Garden Farm, which is located to the north, on the opposite side of Sipson Lane. The Wall Garden Farm site is the main processing area and material extracted at the southern site is transported by a conveyor system which passes under Sipson Lane and continues to the Wall Garden Farm site. Processed materials are then removed from the site by road with access and egress being by way of a designated haul road. Extraction works are currently ongoing although parts of the site are no longer being worked upon and restoration measures have commenced in places.

At the time of the original approval (45408/APP/2009/340 - approved 12th of May 2009), it was estimated that the site would yield approximately 600,000 tonnes of mineral content. It is estimated that 100,000 tonnes is yet to be extracted.

The site lies between the villages of Harlington, where there are residential dwellings approximately 90 metres to the east of the site on Field Close, Raywood Close and West End Road, and Sipson, where residential dwellings on Sipson Road lie approximately 80 metres to the west of the western side of the site. The M4 passes between the site and Sipson village. The site is raised above the height of the passing motorway, which is contained within a cutting at this point, with embankment walls either side of the carriageways.

Tunnels used by the Heathrow Connect rail service pass beneath the western part of the site, at a depth of approximately 22 metres. There is also a building housing a ventilation shaft and associated equipment attributed to the tunnels which is bordered by the extraction site to the east and south.

The site is surrounded by an earth bund on which vegetation is established as well as a chain link fence. There is also additional hedgerow in places on the site boundary.

3.2 Proposed Scheme

The applicant seeks to extend the existing time period for works on the site. The current permission expired on the 5th of August 2017 and the proposal involves extending this until the 30th of September 2019. The extended period will allow for approximately 6 months of additional excavation on site which will then be followed by remedial works to prepare the site for restoration to agricultural use as per the timetable set out on accompanying plan 1107/12/F.

The restoration of the land will be achieved by filling the void with overburden and inert waste before replacing the stored sub and top soils. Finally the site will be seeded for arable cropping. Final contours show a doming effect from the centre of the site (approximately 1 metre above the existing levels) to allow for effective site drainage. The full restoration will be carried out over a 5 year period as per conditions 10 and 21 of the original approval.

3.3 Relevant Planning History

45408/APP/2009/340 Land At Sipson Farm Sipson Road Sipson

Extraction of sand and gravel as an extension to existing quarry at Wall Garden Farm backfilling with inert waste and restoration to agricultural land.

Decision: 12-05-2009 Approved

45408/APP/2010/1032 Land At Sipson Farm Sipson Road Sipson

Details in compliance with condition 34 (construction management plan) of planning permission ref:45408/APP/2009/340 dated 21/05/2009: Extraction of sand and gravel as an extension to existing quarry at Wall Garden Farm backfilling with inert waste and restoration to agricultural land.

Decision: 17-08-2010 Approved

45408/APP/2010/599 Land At Sipson Farm Sipson Road Sipson

Details in compliance with condition 7 (noise monitoring scheme) of planning permission ref. 45408/APP/2009/340 dated 21/05/2009: Extraction of sand and gravel as an extension to existir quarry at Wall Garden Farm backfilling with insert waste and restoration to agricultural land.

Decision: 28-04-2010 Approved

45408/APP/2010/716 Land At Sipson Farm Sipson Road Sipson

Details in compliance with conditions 17 (archaeological work), 30 (bird hazard management ple and 32 (surface water drainage) of planning permission ref.45408/APP/2009/340 dated 21/05/2009: Extraction of sand and gravel as an extension to existing quarry at Wall Garden Far backfilling with insert waste and restoration to agricultural land.

Decision: 29-06-2010 Approved

45408/APP/2010/904 Sipson Farm Sipson Road Sipson

Details in compliance with conditions 19 (landscaping) and 25 (habitat management plan) of planning permission 45408/APP/2009/340 dated 21/05/2009- extension to existing quarry.

Decision: 12-07-2010 Approved

45408/APP/2014/1678 Land At Sipson Farm Sipson Road Sipson

Application to vary condition 2 of planning permission reference 45408/APP/2009/340 dated 21 May 2009 in order to extend the deadline for completion of permitted operations from 20 May 2014 to 5 August 2017.

Decision: 31-07-2014 Approved

Comment on Relevant Planning History

Extraction works at the site were first approved in 2009 for a period of 5 years.

4. Planning Policies and Standards

The application will be assessed against relevant local, regional and national planning policies, guidance and legislation as set out.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.EM10 (2012) Mineral Extraction

PT1.EM9 (2012) Safeguarding Mineral Resources

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

BE18 Design considerations - pedestrian security and safety

BE19 New development must improve or complement the character of the area.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

EC2 Nature conservation considerations and ecological assessments

EC3 Potential effects of development on sites of nature conservation importance

EC5 Retention of ecological features and creation of new habitats

MIN14 Proposals for mineral extraction in locations of archaeological importance

MIN21 Impact of development proposals involving landfilling on the local hydrogeological regime - requirement for monitoring and mitigation measures

MIN3 Restriction on area of land south of the M4 motorway subject to planning consent for sand and gravel extraction and/or waste disposal

MIN4	Restriction on the release of good agricultural land for mineral working and requirement for restoration
MIN5	Phased release of agricultural land for mineral extraction/disposal of waste where requirements of policy MIN4 have been met
MIN6	Consideration of impact on farming of proposals for mineral extraction/disposal of waste
MIN7	Restoration of good agricultural land following mineral extraction
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE9	Limitation of development in areas with a potential for sewerage flooding
OL2	Green Belt -landscaping improvements
NPPF	National Planning Policy Framework
NPPF9	NPPF - Protecting Green Belt land
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.20	(2016) Aggregates
LPP 7.4	(2016) Local character
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2016) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **26th July 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site notices were posted around the site perimeter. In addition, neighbouring residents were sent a letter notifying them of the proposed development and inviting comments. An notice was also printed in the local press.

A petition of objection containing 21 signatories has been received and the contents are summarised below:-

- There is daily noise and clouds of dust which are reducing the quality of life for neighbours.
- There should be compensation for the neighbouring residents due to the inconvenience and high Council tax rates.
- A strict timetable for the restoration of the land should be imposed by the Council.

GREATER LONDON AUTHORITY (GLA):

The amendments do not give rise to any new strategic planning issues. The Mayor of London does not need to be consulted further on this application.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS):

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposed time extension would not effect heritage assets of archaeological interest. There is no archaeological implication in extending the deadline for completion

Internal Consultees

LANDSCAPE OFFICER:

No Objection.

HIGHWAYS:

The previous Transport Statement by Tomalin Highway Planning dated May 2014 has been submitted in support of this latest application. That TS indicated that there had been a reduction in traffic flows on the nearby A408 even with the gravel extraction in operation.

The TS indicated that approximately 280 two-way HGV trips used the haul road within the site over the five days of the survey. This is in excess of the estimated figure in the original TS that supported the 2009 application. The proposal includes using the importing of material to use as backfill and restoration.

I was hoping to see a new TS explaining about the transport activity at the site over the next 2 years. This would include export of extracted material along with importing of material and that is not the case with the previous TS.

As an alternative we could inform the applicant through a condition that we will limit the maximum weekly HGV movements at the site including export and import of material and limit the maximum annual throughput at the site.

I suggest that a maximum annual throughput of material is put in place (say 200,000 tonnes) and also a cap on the number of weekly HGV activity to 1500 two-way movements.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within the green belt where the principle of development is largely resisted in order to preserve the integrity of the green belt, the tranquillity of the rural environment and to prevent coalescence of development. It should be noted that all of the Borough's known sand and gravel reserves lie within green belt land. The subject site is no exception to this arrangement.

The proposed extension of time relates to an existing use within the green belt and, as such, the principle of the use of the site for extraction of aggregates is settled.

To add context, Para. 90 of the National Planning Policy Framework (NPPF) maintains that mineral extraction is an appropriate use within the green belt, provided the works do not compromise the openness of the green belt or conflict with any of the five purposes of the green belt as defined in para. 80 of the NPPF, these being:-

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The site is identified as a preferred area for mineral safeguarding as per Strategic Policy EM 10 and map 8.6. Furthermore, Policy EM 9 sets out the Council's position which is to safeguard mineral resources within the Borough in their entirety. The site therefore plays a role in replenishing the landbank of 7 years supply of land won aggregates London-wide, as per London Plan Policy 5.20 as well as maintain a minimum land bank equivalent to seven years production for the West London area at a rate of 0.25 million tonnes per annum.

It is noted that Local Plan Policy MIN 3 seeks to prevent development that would result in more than 165 hectares of land south of the M4 motorway being subject to planning consent for sand and gravel extraction and/or waste disposal and where the full restoration is yet to be completed. Current extraction works south of the M4 fall below this figure and it is not considered that the extension of the time period for working on the site would delay any new extraction sites from being opened up given the advanced stage of works on the site, where the majority of extraction works have already been completed.

7.02 Density of the proposed development

Not applicable to this development.

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

A programme of archaeological work, as set out within a Written Scheme of Investigation (WSI) was approved by GLAAS and undertaken prior to the commencement of extraction on site as per the requirements of Condition 17 of the original approval.

GLAAS have been consulted on the current application and have not requested any further works to be carried out.

7.04 Airport safeguarding

The original application (45408/APP/2009/340) was referred to all airport safeguarding bodies and a response has been received and state that the proposal has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria subject to a planning conditions for the submission of a Bird Hazard Management Plan and a Landscape scheme including details of species, number and spacing of trees and shrubs.

7.05 Impact on the green belt

The use is considered compatible with the green belt for the reasons set out in section 7.01 of this report. The proposal includes a commitment to restore the site to agricultural use after extraction and this will ensure that the long term visual quality of the green belt environment is not damaged as a result of the proposal.

7.06 Environmental Impact

The use of the site for extraction of aggregates has been settled and a series of conditions will be attached to any approval ensuring environmental impacts are mitigated through noise, dust, landscape and habitat management.

7.07 Impact on the character & appearance of the area

The proposed extension of the time period for operational use of the site will not involve any intensification or expansion of the current approved use. The extraction rate will not be increased and, as such, there will be no material impact upon amenities or traffic

generation.

The ownership and operational control of the site has changed hands since the last extension of time and this has resulted in an interruption to extraction works, with the consequence being that the extraction works could not be fully completed within the currently approved time scale. Any approval would be to allow for additional time to complete the approved extraction works ensuring the site is quarried to its full potential. The proposal would not result in any expansion in the size of the site or the intensity of the works being carried out. As such, it is not considered that it would result on further encroachment into the countryside, in accordance with para. 80 of the NPPF, Strategic Policy EM 2, Local Plan Policy OL 1 and London Plan Policy 5.20.

No additional extraction sites have been opened, or existing sites been expanded, in the period of time since the last extension of operational time was granted. In any case, the Sipson Farm site is nearing closure and, as such, the extension of time requested would not result in an area of over 165 hectares south of the M4 being worked on either as an extraction site or for waste disposal. It is therefore considered that the proposed variation of condition would not conflict with Local Plan Policy MIN 3 (iv) which states that short-term working when the output from a newly commissioned quarry may overlap with the production from one nearing closure through exhaustion of its available reserves.

The extraction site is well screened by earth bunds, the surrounding topography and vegetation growing on and around the boundary. Whilst accepted that the general appearance of the site is incongruous with its green belt location, it is considered that the temporary nature of the approval prevents any long term damage to visual quality and the restoration plan will ensure the land is returned to agricultural use in good condition, as has been demonstrated at former extraction sites to the north of Wall Garden Farm.

A Planning Condition (8) prohibiting the erection of any additional buildings, structures or machinery on site will be carried over, should this application be approved, in order to prevent the introduction of features that would appear incongruous or disruptive within the wider rural area.

It is therefore considered that the proposed extension of time satisfies Local Plan Policies BE 13, BE 38, OL 1 and OL 2 and London Plan Policies 7.4 and 7.16.

7.08 Impact on neighbours

The applicant has anticipated that the extraction works would require an additional 6 month period, with the remainder of the extended time period providing a suitable window for completing site restoration works to agricultural use.

All works will be subject to the existing noise and time restriction applied to the operation of the site in order to protect the amenities of neighbouring residents as well as the tranquillity of the countryside. It is not considered that any additional mitigation measures will be required, provided the scale and intensity of the operation is not increased. Conditions requiring suppression of dust generated on site and the transfer of dust and road on to the local highway network will also be applied, as has been the case with past approvals.

The time extension sought is relatively short and it is not considered that a limited period of continued operations would result in any uncertainty relating to the future of the site or prevent the timely restoration of the site to agricultural condition. This will ensure the appearance of the restored site will be compatible with the green belt surroundings and will also be enhanced by additional landscape planting that will be undertaken.

Any extended time period would cover all extraction and restoration works on site but would not alter the 5 year after care plan which is to be adhered to following the completion of restoration works.

Given that the duration of operations on site has already exceeded that which was originally approved, it is considered that the proposed extension would be the last agreement that would be allowed by the Council. This is due to the fact that there has already been a significant delay in restoring the site back to agricultural condition and, in order to prevent continued visual blight within the green belt, the Council would expect all restoration works to be carried out within the extended time scale.

It is therefore considered that the proposed extension of time would accord with Local Plan Policy OE 1 and London Plan Policies 7.14 and 7.15.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

As the intensification of the operation will not be increased as a result of the proposal it is not anticipated that traffic movements associated with the site will be increased as a result of the proposal.

Site traffic will continue to use the existing haul road, with HGV's entering and leaving the site via Sipson Road rather than the narrower Sipson Lane. Extracted material will continue to be delivered to the processing site at Wall Garden Farm by way of the existing conveyor system which passes below Sipson lane.

It is therefore considered that the proposed extension of time would accord with Local Plan Policy AM 7.

7.11 Urban design, access and security

Access and security arrangements will remain as existing.

7.12 Disabled access

Not applicable to this development.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, Landscaping and Ecology

The existing landscaping arrangements are considered acceptable, having been made in agreement with the Council in accordance with details approved under application 45408/APP/2010/904 . These details included measures to protect trees during excavation works which are required to be adhered to at all times.

The restoration plan incorporates landscaping including new hedgerow which will help the restored land visually assimilate with its rural surroundings and is required to be implemented as part of a wider aftercare strategy to be approved as required by Condition 10.

The operations on site are also carried out in accordance with a Habitat Management Plan which was secured by way of a planning condition and submitted to, and approved, by the Council under the previously mentioned application reference.

7.15 Sustainable waste management

Not applicable to this development.

7.16 Renewable energy / Sustainability

Not applicable to this development.

7.17 Flooding or Drainage Issues

A surface water drainage scheme for the site was submitted, as required by condition, and approved under application 45408/APP/2010/716. The condition requires the arrangements to remain in place for the lifetime of the development.

7.18 Noise or Air Quality Issues

The level of noise generated is currently restricted by way of a planning condition that will be carried over to any approval granted. A further condition required noise monitoring scheme, which was subsequently approved under application 45408/APP/2010/599, to be adopted in order to check that noise level restrictions are being complied with.

A compliance condition (13) requiring procedures to be followed to minimise dust generation was attached to the original approval and will be carried over to any approval granted. During a site visit, bowser trailers with tractors were observed, these being utilised to dampen the ground during dry spells. There are also wheel washing facilities in place at exits from the haul road to prevent mud and dust being transferred onto the surrounding highway network.

7.19 Comments on Public Consultations

Relevant conditions have been attached to control hours of operation, noise levels and dust generation. Failure to comply with these conditions can be investigated by the Council's Planning Enforcement team.

Backfilling of excavated areas on site has already begun and the applicant has provided a Plan (Drawing No. 1107/12F) showing a timetable for the remaining extraction and backfilling works to be carried out. Thereafter, there is a requirement for full land restoration works to be completed within a 5 year period.

It is not within the remit of planning law to authorise compensation for neighbouring residents.

7.20 Planning Obligations

The proposed application for variation of the time limit attached to operations on the site does not represent chargeable development in relation to either Mayoral or Hillingdon CIL legislation.

It is not considered that the need for any Section 106 agreement would arise.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

Not applicable.

8. Observations of the Borough Solicitor

General

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

Material considerations are those which are relevant to regulating the development and use

of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

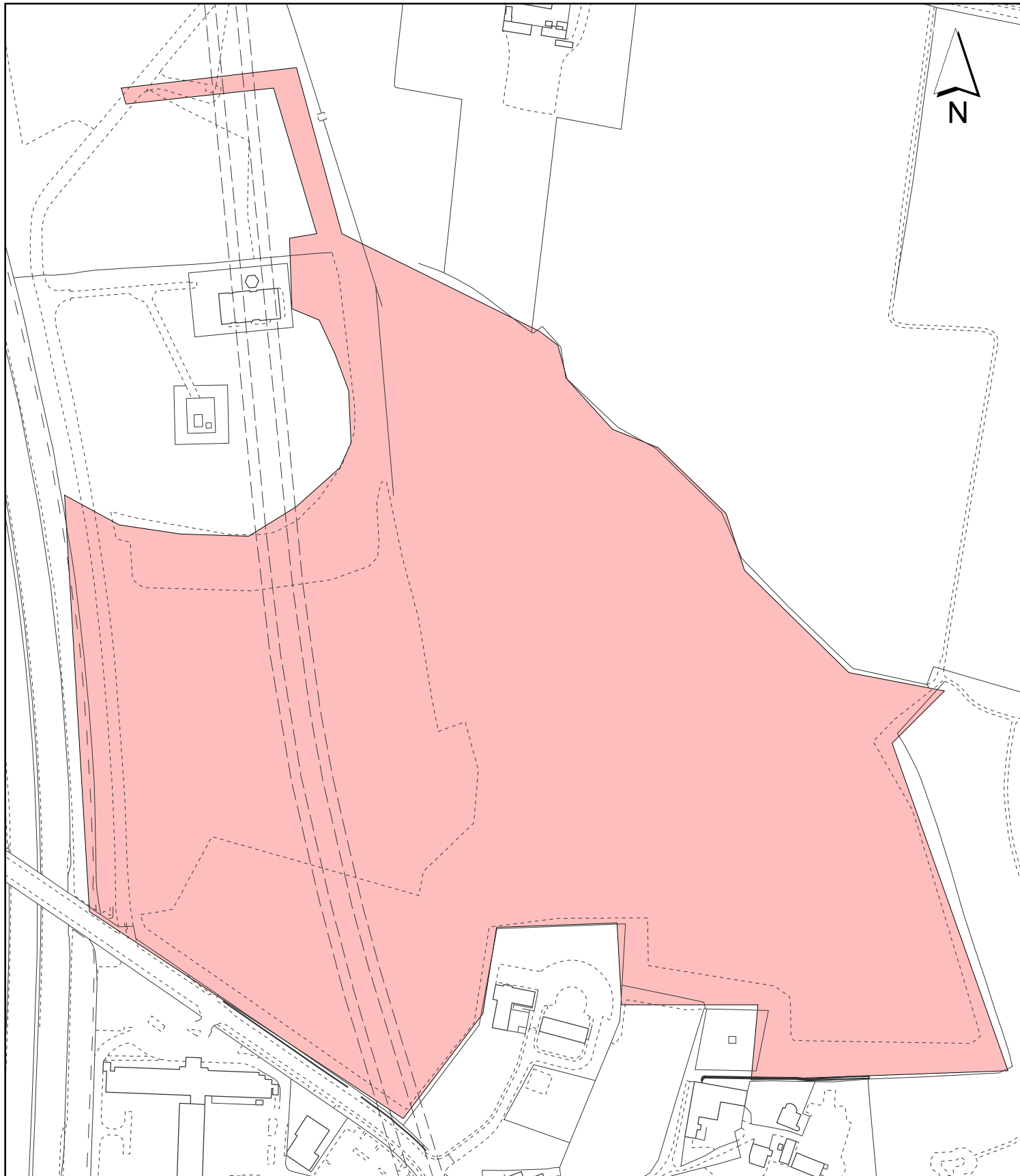
The proposed extension of the time limit for operations on site complies with all relevant policies and it is therefore recommended that the application be approved, subject to conditions.

11. Reference Documents

Hillingdon Local Plan: Part 1- Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework (NPPF)
West London Waste Plan (2015)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Air Quality
Council's Supplementary Planning Document - Noise

Contact Officer: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

Sipson Quarry

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

Planning Application Ref:
45408/APP/2017/2075

Scale:
1:3,000

Planning Committee:
Major Page 29

Date:
August 2017



HILLINGDON
 LONDON

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Mr Simon Chaffe
Matthews And Son Llp
91 Gower Street
London
WC1E 6AB

Application Ref:
45408/APP/2014/1678

TOWN AND COUNTRY PLANNINGACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Application to vary condition 2 of planning permission reference 45408/APP/2009/340 dated 21 May 2009 in order to extend the deadline for completion of permitted operations from 20 May 2014 to 5 August 2017.

Location of development: Land At Sipson Farm Sipson Road Sipson

Date of application: 15 May 2014

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-



Head of Planning & Enforcement

Date: 31 July 2014

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 45408/APP/2014/1678

SCHEDULE OF CONDITIONS

- 1 · All operations hereby authorised by this consent (excluding the 5 year statutory aftercare requirements) shall be completed by 5 August 2017. The site preparation, working and restoration of the site shall be carried out only in accordance with the details set out in the submitted application form, supporting planning statement, mitigation strategies as contained in the Environmental Statement dated January 2009, drawing numbered 1107/10B, 1107/11C, 1107/12E and 1107/13D. No part of the operations specified therein shall be amended or omitted prior written approval from the Minerals Planning Authority.

REASON

To enable the Minerals Planning Authority to control the development and to minimise its impacts on the amenities of the local areas and to ensure the site is restored within the time scale envisaged in the application, in accordance with policy MIN4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 2 · The construction of the site drainage system and surface water management system shall be carried out in accordance with the details contained in Section 6 and Appendix 6 of the Environmental Statement, dated September 2007 and drawing numbered 1107/12E, 1107/13D and 1107/11C.

REASON

To prevent pollution of the water environment in accordance with MIN21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 3 · i) Except with the prior written agreement of the Minerals Planning Authority, no operations authorised or required by this permission shall be carried out, and plant shall not be operated, other than during the following hours:-
0700 to 1800 hours on Mondays to Fridays and 0700 to 1300 hours on Saturdays.

ii) The formation and subsequent removal of material from any screen banks and soil/overburden storage areas shall not be carried out except between the following times:-

0800 to 1800 hours on Mondays to Fridays and 0800 to 1300 hours on Saturdays and no such operations shall take place on Sundays or Bank or Public Holidays. This condition shall not, however, operate so as to prevent carrying out, outside these working hours, of essential maintenance to the plant and machinery used on the site.

REASON

For the reasonable protection of residential amenity in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 4 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbered
Site Context Plan 1107_11C
Method of Working Plan 1107_12E
Final Restoration Plan 1107_13D

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

- 5 · Unless otherwise agreed in writing by the Minerals Planning Authority, no operation hereby permitted by this consent shall commence until the land is fenced in accordance with the approved plans. The fencing shall be maintained in a secure condition throughout the duration of the permitted operations.

REASON

To deter trespass, especially by children or by persons fly tipping, in the interest of public safety and amenity, in accordance with BE18 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 6 · The development hereby permitted shall not be commenced until the following has been completed in accordance with the specified supporting plans and/or documents:
Flood Risk Assessment and Surface Water Management Scheme
Archaeological Evaluation Report Reference 60960 dated January 2006
Arboricultural Impact Appraisal and Method Statement reference 8048-AIA-AS dated 7 March 2008
Environmental Statement Non Technical Summary dated February 2009
Environmental Statement Volume 1 dated January 2009
Environmental Statement Volume 2 dated January 2009
Transport Statement
FRA_SWM April 2009 Update
FRA_SWM April 2009 Update Dwg

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

REASON

To ensure that the development complies with the objectives of Policies in the Hillingdon Local Plan, London Plan and NPPF.

SCHEDULE OF CONDITIONS

- 7 · Noise levels resultant from the development except the stripping and transportation of soils and construction and removal of screen bunds hereby permitted, shall not exceed 70dB during construction and removal of the bunds and 55dB during the extraction of minerals, as measured at the boundary of the following noise sensitive sites as identified in the Figure 1 of the Noise report dated January 2007:
1. Footpath at Field Close
 2. Parking area Raywood Close
 3. Parking area to south
 4. Corner of Chestnut Close
 5. Rear of Kenwood Close
 6. End of Vincent Drive
 7. Additional - the above shall also apply to Sipson House, Sipson Road (dependant upon use of Sipson House at the time of nearest operations)

REASON

For the protection of residential amenity in accordance with OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 8 · Before the development commences a noise monitoring scheme shall be agreed with the Minerals Planning Authority which specifies the provisions to be made for the monitoring of noise levels in accordance with condition 06 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the timescale and frequency of noise monitoring to be undertaken.

REASON

For protection of residential amenity, in accordance with OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 9 · Notwithstanding the provision of Part 19 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no buildings, structures, fixed or mobile machinery other than that approved by this consent, shall be erected or placed or installed on the site without the prior written approval of the Minerals Planning Authority.

REASON

For the protection of residential amenity, in accordance with Policy BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 10 a) Unless otherwise agreed in writing by the Minerals Planning Authority, following the replacement of subsoil and topsoil as required by Condition 10 above, the site shall be subject to 5 year of controlled aftercare in accordance with an initial aftercare strategy previously approved in writing by the Minerals Planning Authority. Such an aftercare strategy shall be submitted within twelve months of the date of this permission and shall make provision for planting, seeding, (control of weeds) cultivating, fertilising, watering, drainage, failure of planting or seeding and settlement.
- b) Agreement of an initial aftercare scheme shall not preclude its subsequent modification or replacement in the light of subsequent annual assessments showing this to be necessary within the 5 year period.
- c) In the event of remedial restoration works becoming necessary and negating aftercare already carried out, then a new aftercare scheme shall be carried out on the part of the site for a 5 year period commencing with the date of completion of the remedial work and replacement of restoration soils in accordance with details agreed in writing by the Minerals Planning Authority.
- d) Notwithstanding the submitted aftercare strategy the applicant shall undertake checks for landfill gas which should be submitted to the Minerals Planning Authority for approval before the aftercare work commences. If landfill gas is found to be a hazard then the applicant shall install remediation measures to prevent landfill gas releases.

REASON

To provide the best prospect of the land being reasonably fit for agriculture use within the statutory aftercare period after stable restoration has been achieved, in accordance with policy MIN6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 11 Site operations shall at all times be conducted so as to minimise dust generation, including the use of water sprinklers or other means. Regard shall be paid to the strength and direction of winds; especially during formation and removal of screen banks. In the event of it not being possible to conduct operations without significant spreading of dust beyond the site boundaries, operations on that part of the site shall cease promptly.

REASON

The Minerals Planning Authority consider that careful site management should contain any problems but that it is essential to safeguard the amenities of residents, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 12 There shall be no long term stockpiling of materials, and any materials shall not be stored in stockpiles exceeding 3 metres in height.

REASON

To minimise the visual impact of operations, in accordance with Policy OL2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

SCHEDULE OF CONDITIONS

- 13 · No excavation shall take place within 5m of public sewer and watercourses.

REASON

So as not to affect the public drainage system, in accordance with Policy MIN21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 14 · No excavation shall take place within 6 metres of the public highway.

REASON

To ensure that the proposed works do not affect the stability of the public highway in accordance with Policy MIN3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 15 · No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Minerals Planning Authority.

REASON

The site is within an area of archaeological importance where ground works may result in the destruction of archaeological remains, in accordance with policy MIN14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 16 · Existing ponds, lakes and bodies of standing water shall be safeguarded during mineral extraction, along with any natural buffer habitat, and integrated into the final restoration/landscaping of the area. Planting adjacent to, or as of a buffer strip to, a water body/feature shall be locally native species of UK generic stock, as far as possible.

REASON

To protect, restore or replace the natural features of importance within or adjoining the watercourse, in accordance with Policy MIN4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

SCHEDULE OF CONDITIONS

- 17 · No development shall take place until a detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Minerals Planning Authority. Such a scheme shall include details of;
- a) The positions of all existing trees and shrubs and hedgerows to be retained, and the proposal for their protection throughout the operations.
 - b) The positions, species and density and initial sizes of all new trees and shrubs.
 - c) Any hard landscaping proposed.
 - d) The programme and implementation of the scheme.
 - e) The arrangement for subsequent maintenance.

The scheme as approved shall be carried out in full.

REASON

The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interest of visual amenity, in accordance with policy OL2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to avoid endangering the safe movement of aircraft and operation of Heathrow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

- 18 · The operator shall notify the Minerals Planning Authority in writing within one month of the dates of commencement/completion of the following:
- a) implementing this planning permission;
 - b) soil stripping;
 - c) entering each phase of mineral extraction;
 - d) completion of each tipping phase;
 - e) completion of restoration of each phase;
 - f) completion of the landscaping/planting scheme;
 - g) completion of final restoration under his planning permission;
 - h) estimated date for completion of aftercare.

REASON

To enable the Mineral Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission, in accordance with Policies MIN4, MIN5 and MIN6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 19 · Best practicable means shall be taken at all times to ensure that all vehicles leaving the site are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. In particular, without prejudice to foregoing, efficient means shall be installed, maintained and employed the cleaning of wheels of all vehicles prior to leaving the site.

REASON

In the interest of highway safety and to prevent mud and dust getting on the highway in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 20 · No clearing of vegetation or building demolition shall be permitted to take place during the bird nesting season (15th March - 31st August inclusive).

REASON

To minimise disturbance to breeding birds in the interest of nature conservation and in accordance with Policies EC2, EC3 and EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 21 · No later than six months from the cessation of all tipping or within such further period as the Minerals Planning Authority may agree in writing, all plants, machinery, access roads, buildings, foundations, hard standings and any other site facilities no longer required in connection with the workings/landfill operations, restoration or approved afteruse shall be removed from the site.

REASON

In the interest of the amenities of the area and to ensure that proper restoration of the site, in accordance with Policies MIN4, MIN5 and MIN6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 22 · Nothing other than clean, dry, non-putrescible waste material (comprising topsoil, subsoil, brickwork, concrete, stone, clay, plaster, sand and silica) shall be deposited on site.

REASON

To prevent water pollution, in accordance with Policy MIN21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 23 · No works of demolition or development to take place until a Habitat Management Plan has been submitted to the Minerals Planning Authority for approval in writing. This is to include details of the species to be planted/sown and how the site will be managed for the benefit of appropriate London Biodiversity Action Plan habitats and species. The approved scheme shall be implemented in its entirety in compliance with timeframes specified.

REASON

To protect any existing habitats within the site in accordance with the Policies EC1 and EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

SCHEDULE OF CONDITIONS

- 24 · Before the development hereby permitted commences a scheme of measures to prevent disturbance to wildlife from the erection of bunds, mineral extraction and aftercare operations shall be submitted to and agreed in writing by the Minerals Planning Authority. In particular the scheme should address impacts on nesting birds between 1st March to 31st August inclusive and on badgers that might enter the site (precautions should be taken with regard to the prevention of damage to badgers by falling into open holes/trenches at night, or by machinery and excavations damaging newly built setts, such as manual exclusion fencing around workings). The agreed scheme should be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

REASON

To protect wildlife and their habitats in accordance with Policies EC2, EC3 and EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 25 · The excavation shall not exceed the limits shown on plan 1107/12E and shall not exceed 6.3m below ground level near the M4 spur.

REASON

To maintain highway safety and integrity of the M4 in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 26 · The use of RB38 machinery shall not occur anywhere less than 100m from the eastern and southern boundary and shall not be used anywhere less than 50m from the western site edge.

REASON

To protect residential amenity, in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 27 · Notwithstanding hereby submitted, further details on the predicted NO₂ levels at all receptors with and without the development for the proposed year of operation and any mitigation measures to deal with the impact on the NO₂ levels in the area shall be submitted to and approved in writing by the Minerals Planning Authority.

REASON

To protect residential amenity and in accordance with Policy 7.14 of London Plan (2011) and Hillingdon's Air Quality Supplementary Planning Guidance.

SCHEDULE OF CONDITIONS

- 28 · Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Minerals Authority. The submitted plan shall include details of:
- the control of Canada geese within the application boundary

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force in perpetuity. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Minerals Planning Authority.

REASON

It is necessary to manage the Canada geese on this site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport in accordance with Policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 29 · The existing haul road and access route as shown on plan 1107/12E shall be maintained throughout the operation hereby approved, and no routing arrangement changes shall be made without the prior written approval by the Mineral Planning Authority.

REASON

To protect the amenity of the local residents, in accordance with Policy MIN2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 30 · Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme should include:

- a system of swales to provide attenuation on site up to the 1 in 100 year climate change critical storm event, to be disposed of via infiltration.

REASON

To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, in accordance with Policies OE7, OE8 and OE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

SCHEDULE OF CONDITIONS

- 31 · The extraction of minerals from the application site hereby permitted shall not be undertaken except as an extension to the site at Wall Garden Farm and all material extracted in accordance with this permission shall be taken via conveyor underneath Sipson Lane to the existing washing plant at Wall Garden Farm for processing as set out in the submitted plans and documents.

REASON

To ensure that existing facilities are maintained and utilised for the protection of residential amenity in accordance with Policy BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 32 · Prior to development commencing, the applicant shall submit a construction management plan to the Minerals Planning Authority for its written approval. The plan shall details;
- i) Traffic management and access arrangement which includes details of vehicles accessing trunk roads and motorways and measures in which the vehicles avoid local roads and peak hours.

REASON

To protect the amenity of the local residents, in accordance with Policy MIN2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES:

- 1 · The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 · The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

Part 1 Policies:

- PT1.EM10 (2012) Mineral Extraction
PT1.EM9 (2012) Safeguarding Mineral Resources

Part 2 Policies

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7 Consideration of traffic generated by proposed developments.
BE18 Design considerations - pedestrian security and safety
BE19 New development must improve or complement the character of the area.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

SCHEDULE OF CONDITIONS

EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
MIN14	Proposals for mineral extraction in locations of archaeological importance
MIN21	Impact of development proposals involving landfilling on the local hydrogeological regime - requirement for monitoring and mitigation measures
MIN3	Restriction on area of land south of the M4 motorway subject to planning consent for sand and gravel extraction and/or waste disposal
MIN4	Restriction on the release of good agricultural land for mineral working and requirement for restoration
MIN5	Phased release of agricultural land for mineral extraction/disposal of waste where requirements of policy MIN4 have been met
MIN6	Consideration of impact on farming of proposals for mineral extraction/disposal of waste
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE9	Limitation of development in areas with a potential for sewerage flooding
OL2	Green Belt -landscaping improvements
LPP 5.20	(2011) Aggregates
LPP 7.14	(2011) Improving air quality
NPP13	

- 3 . The applicant is advised that Condition 5 is not intended to affect your general responsibilities under the Mines and Quarries legislation or other legislation, which may necessitate additional action on your part.
- 4 . You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be implemented precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 5 . The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice

SCHEDULE OF CONDITIONS

contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

- 6 . The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 0PD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com .

- 7 . Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.
- 8 . The applicant is advised that the details of Condition 17 should be in accordance with the appropriate English Heritage guidelines.
- 9 . The applicant is advised that the pollution control and prevention measures are the responsibility of the Environment Agency and will be addressed through the PPC license process.
- 10 . The applicant is advised that the development of this site is likely to impact on archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage Guidelines.
- 11 . The applicant is advised that the location of the site falls within both the indicative map published by Department for Transport in the White Paper and falls within the interim land boundary for the third runway development that BAA Heathrow has published its draft Interim Masterplan. Therefore the owner of the site should be aware of the potential implications for the development should a third runway proposal proceed.
- 12 . The applicant is advised to consult with Heathrow Express and obtain any consent as required or necessary, prior to any works commencing on site.
- 13 . The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be re-submitted as part of this new planning permission where those details would remain the same.

END OF SCHEDULE

SCHEDULE OF CONDITIONS

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 45408/APP/2014/1678

SCHEDULE OF PLANS

Site Location Plan 1107/10B - received 14 May 2014

Flood Risk Assessment and Surface Water Management Scheme dated April - received 14 May 2014

Archaeological Evaluation Report Reference 60960 dated January 2006 - received 14 May 2014

Arboricultural Impact Appraisal and Method Statement with reference 8048-AIA-AS dated 7 March 2008 - received 14 May 2014

Statement in supporting of planning application dated February 2009 - received 14 May 2014

Environmental Statement Non Technical Summary dated February 2009 - received 14 May 2014

Environmental Statement Volume 1 dated January 2009 - received 14 May 2014

Environmental Statement Volume 2 dated January 2009 - received 14 May 2014

Plan 04 Final Restoration Plan 1107_13D - received 14 May 2014

01 PA Letter_Statement 15 May 2014 - received 14 May 2014

Appx 02 Consent - received 14 May 2014

Appx 04 Transport Statement - received 14 May 2014

Plan 03 Method of Working Plan 1107_12E - received 14 May 2014

Appx 05 E-mail Exchange with EA_LBH - received 14 May 2014

Appx 06 02 FRA_SWM April 2009 Update - received 14 May 2014

Appx 06 03 FRA_SWM April 2009 Update Dwg - received 14 May 2014

Appx 07 01 Proposed Layout - received 14 May 2014

Appx 07 02 Ditch Detail - received 14 May 2014

Appx 03 Pre-App Advice - received 14 May 2014

Appx 07 03 Drainage Stats - received 14 May 2014

Appx 07 04 Officer Report - received 14 May 2014

Appx 07 05 Decision Notice - received 14 May 2014

Plan 02 Site Context Plan 1107_11C - received 14 May 2014

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://.Planning-inspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Report of the Head of Planning, Sport and Green Spaces

Address HILLINGDON CYCLE CIRCUIT, MINET COUNTRY PARK SPRINGFIELD ROAD HAYES

Development: Construction of a 250m banked cycle circuit, including access subway and associated landscaping.

LBH Ref Nos: 49962/APP/2017/1802

Drawing Nos: 4885 D & A Final
4885 PL02
4885 PL03
4885 PL04
4885 PL05
4885 PL01

Date Plans Received: 16/05/2017

Date(s) of Amendment(s):

Date Application Valid: 19/06/2017

1. **SUMMARY**

The proposal would result in the loss of a playing field, it would be replaced with a sports facility for which there is a need and as such the proposal is considered acceptable in principle. The proposal does not involve the creation of any structures above ground and though it is located in the Green Belt, the proposal does not conflict with the purposes of including land within it. There is sufficient car parking to meet the requirements of users. Approval is therefore recommended subject to the suggested conditions.

2. **RECOMMENDATION**

That planning permission be granted subject to conditions.

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved:

4885 D & A Final
4885 PL02
4885 PL03
4885 PL04
4885 PL05
4885 PL01

unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Local Plan: Part Two (November 2012).

3 OM11 Floodlighting

No floodlighting or other form of external lighting shall be installed unless details are submitted in writing to be agreed by the Local Planning Authority. Such details shall include location, height, type and direction of light sources (including directional cowlings) and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the visual amenity of the Green Belt and wildlife interests in the area in accordance with policies OL1 and EC5 of the Hillingdon Local Plan: Part Two (November 2012).

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

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

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

The scheme shall also include details of the following: -

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan: Part Two (November 2012).

5 TL7 Maintenance of Landscaped Areas

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

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Hillingdon Local Plan: Part Two (November 2012).

6 NONSC Landfill Gas Survey

Development shall not begin until a landfill gas survey in the ground at the application site has been carried out to the satisfaction of the local planning authority. Some of the landfill gas tests within the survey shall be taken below the footprint of the proposed building. If landfill gas is found details of remediation measures to prevent gas ingress into the proposed building shall be submitted to, and approved by, the local planning authority and installed before the building is occupied.

REASON

To ensure that the occupants of the development are not subjected to any risks from soil contamination in accordance with policy OL11 of the Hillingdon Local Plan: Part Two (November 2012).

7 DRC6 Contaminated Land - survey and remedial works

Development shall not begin until a site survey to assess contamination levels has been carried out to the satisfaction of the Local Planning Authority. The survey shall be undertaken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved in writing by the Local Planning Authority and all works that form part of this scheme shall be completed before any part of the development is occupied.

REASON

To ensure that the occupants of the development are not subjected to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two (November 2012).

8 NONSC Sustainable Drainage

No development shall commence until details of measures to manage on site surface water have been submitted to, and approved in writing by, the Local Planning Authority. Drainage plans need to be provided detailing how surface water will be managed on site including pipework. A management and maintenance plan is required to set out who will be responsible for the maintenance of any SuDS to be installed needs to be included. The development shall not be occupied until the above measures have been implemented in accordance with the approved details. Thereafter, the measures approved shall be permanently retained and maintained in good working order.

REASON

To conserve water resources and to prevent the increased risk of flooding from surface water run-off in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two (November 2012).

9 NONSC Ecological Protection

Prior to the commencement of development a scheme for the protection and enhancement of the ecological value of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the measures to be incorporated within the development site that include the retention of vegetation and trees where possible, new landscaping areas of ecological value, and the improvements to ponds and ecological features. The scheme should also detail enhancement measures

to the adjoining sites to offset the net reduction onsite. Overall, the scheme shall demonstrate a net environmental improvement unless otherwise agreed in writing with the local planning authority. The development must proceed in accordance with the approved scheme.

REASON

To ensure that the proposed development has adequate regard to wildlife interests on the site in accordance with Policy EC5 of the Hillingdon Local Plan: Part Two (November 2012).

10 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The approved measures shall be implemented before the development is occupied and thereafter retained.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

- | | |
|------|---|
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL2 | Green Belt -landscaping improvements |
| BE13 | New development must harmonise with the existing street scene. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| EC3 | Potential effects of development on sites of nature conservation importance |
| R16 | Accessibility for elderly people, people with disabilities, women and |

	children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

3 115 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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.

4

The site is of ecological importance therefore, in developing the landscaping scheme the particular regard shall be paid to providing the following:

- 1) Creation of scrapes for ground nesting birds;
- 2) Addition of a new water feature for insects;
- 3) No access during breeding season;
- 4) Flower/grass enhancement using locally sourced native seed bank; and

5) Interpretation board and hearing post for visitors to be inspired by local nature.

3. CONSIDERATIONS

3.1 Site and Locality

The Site is situated to the northern part of Minet Park which is currently used by an outdoor road/cycling road and club house. Minet Country Park is a 36ha park situated between Hayes and Southall. Most of the site is open grassland interspersed with pockets of scrub and is home to many different species.

To the northern boundary of the Site lies the Uxbridge Road, immediately to the east lies football pitches and a clubhouse beyond which is the Elystan Business Centre. To the south is open grassland and the River Crane runs along to the western boundary. The Site is accessed via Springfield Road and the site has a low Public Transport Accessibility Level of 1. The Site sits within the Metropolitan Green Belt (MGB) and is a Site of Importance for Nature Conservation (SINCs).

3.2 Proposed Scheme

The proposal seeks to create a 250m outdoor cycling track within the existing 1.5km road cycling circuit within the northern section of Minet Country Park. The proposal would include a 7m wide inclined concrete track with bitumen macadam surface. The slope would vary between 5 degrees on the straights and 30 degrees on bends. A safety fence of 900mm would be provided to the top of the banking.

3.3 Relevant Planning History

49962/APP/2005/3437 Hillingdon Cycle Circuit, Minet Country Park Springfield Road Hayes
INSTALLATION OF CHAIN LINK FENCE TO A HEIGHT OF 5.4M ALONGSIDE AND PARALLEL
TO THE EXISTING 1.8M HIGH GREEN CHAIN LINK FENCE.

Decision: 29-09-2006 Approved

49962/APP/2005/546 Minet Country Park Springfield Road Hayes
ERECTION OF 3 METRE HIGH GREEN CHAIN LINK FENCE WITH POSTS EVERY 5 METRE

Decision: 09-06-2005 Approved

49962/APP/2009/1686 Hillingdon Cycle Circuit, Minet Country Park Springfield Road Hayes
New clubhouse for use in connection with Hillingdon Cycle Circuit

Decision: 13-10-2009 Approved

49962/APP/2011/1309 Minet Country Park Springfield Road Hayes
Two short linking sections to the Cycle Circuit and single storey detached hut, involving
demolition of existing temporary hut

Decision: 15-02-2012 Approved

Decision:

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM5 (2012) Sport and Leisure

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC3 Potential effects of development on sites of nature conservation importance
- R16 Accessibility for elderly people, people with disabilities, women and children
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th July 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was consulted on between 20 June 2017 and 24 July 2017, 1 comment was received to the application.

A Rocha UK

The area of the proposed development is a known breeding site for skylark and an important location for a number of locally scarce wild flowers. Breeding skylark were recorded throughout the period 2000-2015; with numbers fluctuating based on weather conditions during the breeding season. The current proposal could be accommodated only if more attention was made to the proposed wildlife area. A Rocha UK is willing to support the developer with creative ideas on how to manage the proposed area to enhance it for skylark, local plants and other declining species. The current proposals are limited in their imagination and will not fully redress the loss of greenfield space. As a result A Rocha UK want to register that we will be willing to support the application if further thought is given to the nature improvement area. Without such consideration we will be unable to provide the required support. ideas to consider include:

- 1) Creation of scrapes for ground nesting birds;
- 2) Addition of a new water feature for insects;
- 3) No access during breeding season;
- 4) Flower/grass enhancement using locally sourced native seed bank; and
- 5) Interpretation board and hearing post for visitors to be inspired by local nature.

Officer comment: the points raised by A Rocha has been considered by the Ecology Officer. The specific references above are considered to be unduly onerous. The Officer has recommended an appropriate condition to ensure the development provides a net ecological benefit.

SPORTS ENGLAND

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement. Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England'.

The policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply. Having assessed the application, Sport England is satisfied that the proposed development meets the following Sport England Policy exception: E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site. This being the case, Sport England does not wish to raise an objection to this application.

Sport England have consulted British Cycling on the proposal who confirmed that the design appears to be in accordance with the dimensional criteria for a 250m Outdoor Velodrome in British Cycling Design Guidance Notes. They observed that through sufficient operation that any conflict between the proposed track and the existing cycle circuit can be managed. However, they also suggested that the cost of the tunnel might outweigh its benefit of limiting any conflicts. Overall, British Cycling broadly supports the proposal as it works towards principles of co-location of cycling facilities to create multi-discipline cycling hubs but they would like to be presented with information to indicate whether a sustainable, justifiable business case can be developed which underpins the vision from a sports development, community benefit and financial perspective. Sport England, therefore, recommend that the applicants liaise with British Cycling on this matter.

Officer comments: The comments relating to British Cycling have been relayed to the applicant who will address the comments separately.

NATURAL ENGLAND

No comments on this application.

Internal Consultees

HIGHWAYS

The Transport Statement (TS) suggests there are 93 parking spaces available for the Goals soccer facility along with the existing Cycle Circuit with as many as 120 riders as well as those using the new track. There will be the situation when all three facilities will be operating simultaneously and it is at that time when car parking demand will be at its highest. The TS suggests that the proposed track will not be used for major events and the maximum number of riders at the Track will be 40. I suggest that this maximum number of riders at any one Track event is conditioned in order to reduce the potential parking overspill into surrounding roads. On the basis of the above comments I am concerned over the potential parking situation when a number of events at the site are taking place together. In order to avert the congestion you condition the number of riders attending the track events.

Officer comment: It is considered that the condition limiting track users could not practicably be enforced. In this case, it is considered that the condition is not necessary to enable an approval to be considered as the possible harm identified is very unlikely to occur.

TREES AND LANDSCAPING

This site is occupied by a 1.5km road cycling circuit at the northern section of the 36ha Minet Country Park. The area to be developed lies within the road circuit, at the southern end / opposite the cycling club house. The site is currently open grassland with occasional pockets of scrub. Minet Country Park is a SINC and is located within the Metropolitan Green Belt. Pre-application advice drew attention to the presence of skylarks within the grassland and the need to avoid damage to local wildlife habitats.

COMMENT A preliminary Ecology Appraisal by Middlemarch Environmental, dated February 2017, has been submitted and recommendations made. The D&AS (section 5) confirms that the area affected by the development includes tall ruderal vegetation, dense scrub and poor semi-improved grassland. The report states that its loss would have minimal impact on the ecology of the local area. Section 5 describes the landscape strategy which includes wildlife protection and landscape enhancements. The D&AS also confirms that the further specific surveys recommended in the preliminary appraisal will be carried out 'when the date for commencement is known'. A Landscape Strategy Plan, by Acanthus Architects includes the proposed site arrangement with earthworks, cycle track, integrated footpaths and fencing. It also notes the need for wildlife protection, the

specification of wildflower meadows, amenity grassland and areas of mixed native structural shrub mix.

RECOMMENDATION No objection subject to conditions COM6, COM7, COM8, COM9 (parts 1,2,4,5 and 6) and COM26. Robert Reeves Principal Landscape Architect

FLOOD WATER MANAGEMENT

Requested a number of conditions which are included.

ECOLOGY

There is nothing in the information that has been submitted to suggest there is a reasonable likelihood of protected species being present. In any event, it would not be reasonable to assume an application for a protected species licence would not be forthcoming.

However, the development will result in the loss of vegetation and therefore would reduce the ecological value of the area. In accordance with the NPPF, the development should aim to provide a net environmental benefit. The following condition is therefore necessary:

Condition

Prior to the commencement of development a scheme for the protection and enhancement of the ecological value of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the measures to be incorporated within the development site that include the retention of vegetation and trees where possible, new landscaping areas of ecological value, and the improvements to ponds and ecological features. The scheme should also detail enhancement measures to the adjoining sites to offset the net reduction onsite. Overall, the scheme shall demonstrate a net environmental improvement unless otherwise agreed in writing with the local planning authority. The development must proceed in accordance with the approved scheme.

Reason

To ensure the development provides a net ecological benefit.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 74 of the NPPF notes existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

It is considered that whilst there would be some loss of existing open space, the proposal is for an alternative sports provision and the applicant has demonstrated a need for the provision such that it outweighs the loss, on this basis Sports England have also not raised objections to the application.

The site is located in the Metropolitan Green belt (MGB) and is a Site of Nature Conservation (SINC). Section 9 of the NPPF deals with the protection of Green Belt. It

notes that new development in the Green Belt should be regarded as being inappropriate unless it falls within one of six categories, referred to as 'exceptions'. One of these categories includes development involving the "provision of appropriate facilities for outdoor sport and outdoor recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it."

Strategic Objective 3 of the Hillingdon Local Plan: Part 1 (November, 2012) supports improvement to the quality and accessibility to open spaces. Strategic Objective 9 of the Hillingdon Local Plan: Part 1 (November, 2012) promotes healthier and more active lifestyles through the provision of and access to a range of recreational, health and leisure facilities.

Policy EM4 of the Hillingdon Local Plan: Part 1 (November, 2012) seeks to both improve the quality of accessible open space but at the same time protect and improve habitats and ecosystems. As noted above, the Site lies within a SINC. SINC's are classified as follows:

- Metropolitan importance;
- Borough Grade 1 importance;
- Borough Grade 2 importance; and
- Local importance.

Policy EM2 of the Hillingdon Local Plan: Part 1 (November, 2012) seeks to encourage appropriate public access and recreational facilities where they are compatible with the conservation value of the area.

A recent survey carried out in October 2015 on behalf of the London Borough of Hillingdon classified the Site as Grade 1 due to a series of open spaces supporting a diverse habitat mosaic along watercourses providing a potentially valuable wildlife corridor between other existing SINC's.

The provision of an open air banked 250m cycle track will provide an outdoor recreational facility that will complement the existing cycling track in Minet Park. The principle of providing an open air banked 250m cycle track this part of the MGB is in principle considered acceptable and the Development does not require justification using 'Very Special Circumstances'. It is considered that the proposed use would contribute to the conservation value of the MGB as the proposal does not include new temporary or permanent structures above ground.

7.02 Density of the proposed development

Not relevant to the determination of this application.

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

Not relevant to the determination of this application.

7.04 Airport safeguarding

Not relevant to the determination of this application.

7.05 Impact on the green belt

As set out in the main body of the report.

7.07 Impact on the character & appearance of the area

Policy BE38 seeks the retention of topographical and landscape features of merit and provision of new planting and landscaping in development proposals.

The proposal comprises a 7m wide inclined concrete track with a bitumen macadam

surface. The slope angle varies from 5 degrees on the straights to 30 degrees on the bends. A strip of flat surface is provided at the top and bottom of the banking which is to be used for practical reasons including safety. The proposal includes the erection of a safety fence minimum 900mm high at the top of the banking. No spectator stands are proposed and storage for bicycles and equipment is proposed to be contained within the banked surface.

It is considered that the development is sympathetically designed and does not conflict with the openness of the Green Belt.

7.08 Impact on neighbours

Not relevant to the determination of this application.

7.09 Living conditions for future occupiers

Not relevant to the determination of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The Council's Highways Engineer raises no objection to the development in terms of the impact on the highway network as the development is unlikely to generate any significant additional traffic to the site. Users of the cycle circuit are presently permitted to park in the car park serving the Goals Centre at the entrance to the circuit from Springfield Road by virtue of the underlease between the Goals Centre and the Council and there will be no change to this situation.

The proposed track will not be used for major events and the maximum number of riders at the Track will be 40. It is therefore not considered necessary to provide any additional car parking facilities. The new access road up to the building would be reserved for pedestrian and cycle access and deliveries/emergency vehicles.

7.11 Urban design, access and security

SECURITY

Further details are required to be submitted to ensure the circuit is a secure and welcoming environment for users. Measures relating to daytime and out of hours, the information has been sought by way of a condition.

ACCESS

The road entrance to the circuit is gated and secured. Pedestrian entrances at several locations and are not secure but do have anti-motorbike barriers. The track is accessible by wheelchair users from Springfield Road.

7.12 Disabled access

Not relevant to the determination of this application.

7.13 Provision of affordable & special needs housing

Not relevant to the determination of this application.

7.14 Trees, landscaping and Ecology

The Council's Landscaping Officer has advised that the proposals is acceptable subject to

condition there is no objection to the scheme with regard to trees or landscaping.

7.15 Sustainable waste management

Not relevant to the determination of this application.

7.16 Renewable energy / Sustainability

Not relevant to the determination of this application.

7.17 Flooding or Drainage Issues

The Drainage Officer has also advised that whilst there is no objection in principle to the development subject to conditions that prior to the commencement of any works a scheme for drainage and SUDS must be submitted and approved by the Council.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

The issues raised have been addressed appropriately in the report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not relevant to the determination of this application.

7.22 Other Issues

It has been noted that the Harefield to Southall Gas Pipeline runs through a corner of the existing track which indicates the ground may be contaminated. Ground investigation for contamination ought to be carried out before an application is made to identify whether the soil/spoils to be removed are contaminated. Any contamination ought to be managed and dealt with appropriately.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not relevant to this application.

10. CONCLUSION

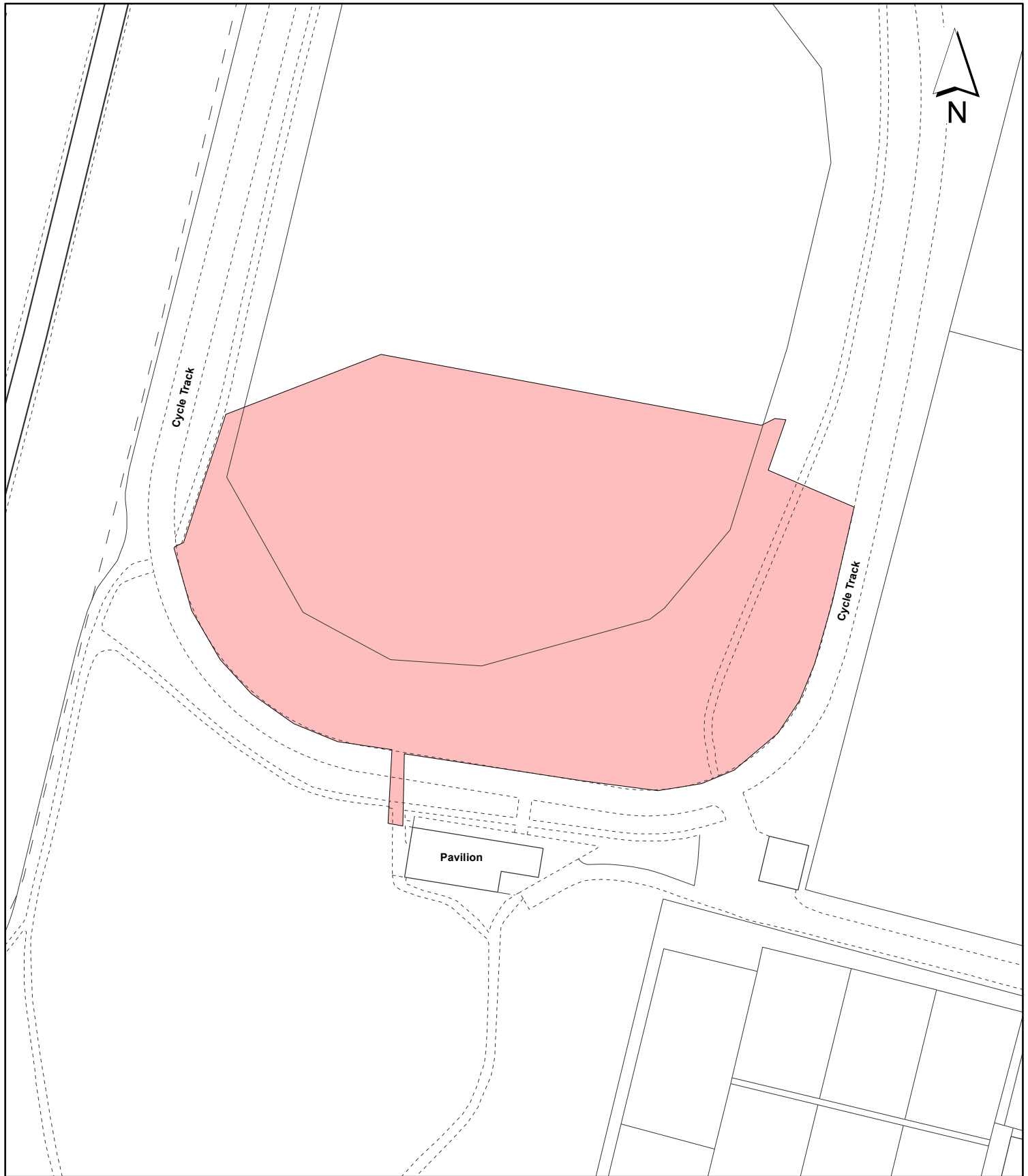
The proposal would result in the loss of a playing field, it would be replaced with a sports facility for which there is a need and as such the proposal is considered acceptable in principle. The proposal does not involve the creation of any structures above ground and though it is located in the Green Belt, the proposal does not conflict with the purposes of including land within it. There is sufficient car parking to meet the requirements of users. Approval is therefore recommended subject to appropriate conditions.

11. Reference Documents

National Planning Policy Framework (March 2012)
Planning Practice Guidance (March 2014)
London Plan (March 2016)
Hillingdon Local Plan (November 2012)

Contact Officer: Zenab Haji-Ismael

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Hillingdon Cycle Circuit,
 Minet Country Park**

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

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

Planning Application Ref:

49962/APP/2017/1802

Scale:

1:1,250

Planning Committee:

Major Page 61

Date:

August 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address ONSLOW MILLS TROUT ROAD YIEWSLEY

Development: Demolition of existing building and erection of new building comprising 24 apartments, amenity space and car parking.

LBH Ref Nos: 1724/APP/2016/3513

Drawing Nos:

- 207 - Onslow Mills - DAS Part 1
- 207 - Onslow Mills - DAS Part 2
- 207 - Onslow Mills - DAS Part 3
- 207 - Onslow Mills - DAS Part 4
- 207 - Onslow Mills - DAS Part5
- 207-PL-030-00 Existing North East and North West E
- 207-PL-031-00 Existing South East and South West E
- 207-PL-032-00 Existing Street Scene
- 207-PL-040-00 Existing Site Sections
- 207-PL-050-00 Demolition Plan
- 207-PL-100-00 Proposed Site Plan
- 207-PL-200-02 Proposed Ground Floor Plan
- 207-PL-011-00 Existing Site Plan.compressed
- 207-PL-010-00 Site Location Plan
- 207-PL-200-02
- 207-PL-202-02
- 207-PL-203-02
- 207-PL-204-01
- 207-PL-209-01
- 207-PL-300-02
- 207-PL-301-02
- 207-PL-303-02
- 207-PL-400-01
- 207-PL-302-01
- 207-PL-304-02
- 207-PL-201-02

Date Plans Received: 21/09/2016 **Date(s) of Amendment(s):** 21/09/2016
Date Application Valid: 10/11/2016 09/08/2017

1. **SUMMARY**

This application seeks permission to erect a four storey building with semi basement parking comprising 24 residential flats, involving the demolition of the existing industrial buildings.

The application site is identified in paragraph 5.12 of the Local Plan Part 1 as part of the Trout Road IBA which is suitable for the managed release of industrial and warehousing land while the wider site within which the application site is located in was granted planning permission in January 2014 for a comprehensive redevelopment to provide a residential led mixed-use scheme. No objections are therefore raised to the loss of the existing building and, likewise, to the re-development of the site in principle.

The re-development of this site will provide 7 shared ownership affordable residential housing units. The building, following various revisions made to its design, would enhance the visual amenity of the street scene. The accommodation provided, including the provision of external amenity space which includes a large communal roof top garden is acceptable and the scheme would not result in any unacceptable loss of residential amenity to surrounding residential properties.

Adequate off-street parking is provided and the access arrangements to the semi basement car park are acceptable.

Therefore, it is recommended that the application is approved subject to conditions and the satisfactory completion of a section 106 Legal Agreement.

2. RECOMMENDATION

1. That delegated powers be given to the Head of Planning & Enforcement to grant planning permission subject to:

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

i. Highways: S278/S38 agreement may need to be entered into to secure highways works subject to comments from the Highways Officer.

ii. Affordable Housing: The scheme to deliver 7 Shared Ownership units as Affordable Housing.

iii. Air Quality: a contribution in the sum of £12,500 is sought.

iv. Construction Training: either a contribution equal to the formula ($\text{£}2,500 \text{ for every } \text{£}1\text{m build cost} + \text{number of units}/160 \times \text{£}71,675 = \text{Total Contribution of } \text{£}19,710.63$) or an in-kind training scheme equal to the financial contribution delivered during the construction period of the development with the preference being for an in-kind scheme to be delivered.

v. The provision of a Travel Plan including £20,000.00 Bond.

vi. Carbon Offset Contribution - £5,580

vii. Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contributions secured from the scheme to enable the management and monitoring of the resulting agreement, is sought.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before the expiration of 6 months

form the date of this committee, or such other date as agreed by the Head of Planning & Enforcement delegated authority be given to the Head of Planning & Enforcement to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and the environment as a consequence of demands created by the proposed development (in respect of affordable housing, travel plan, construction training and air quality). The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations SPD and Air Quality SPG.'

E) That subject to the above, the application be deferred for determination by the Head of Planning & Enforcement under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers:

207-PL-100-00 Proposed Site Plan
207-PL-302-01 - Proposed South East Elevation
207-PL-304-01 - Proposed Streetscene
207-PL-011-00 Existing Site Plan.compressed
207-PL-010-00 Site Location Plan
207-PL-200-02
207-PL-202-02
207-PL-203-02
207-PL-204-01
207-PL-209-01
207-PL-300-02
207-PL-301-02
207-PL-303-02
207-PL-304-02
207-PL-400-01
207-PL-201-02

and shall thereafter be retained/maintained for as long as the development remains in existence.s,

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two

Saved UDP Policies (November 2012) and the London Plan (2016).

3 COM7 Materials (Submission)

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

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

REASON

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

4 COM31 Secured by Design

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved. Details shall be submitted ensuring that the car park is secured from unauthorised access.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Refuse Storage, including size and design of refuse lift, room, door and maintenance of the same

2.b Cycle Storage for 42 bicycles

2.c Means of enclosure/boundary treatments, including details of the screening required for the defensive space at the front and rear of the ground floor flats as to ensure the privacy of these residents and position, height and material proposed for the boundaries at roof level

2.d Car Parking Layouts for 24 vehicles (including demonstration that 6 parking spaces are served by electrical charging points - 3 active and 3 passive) and 2 motorcycle spaces.

2.e Hard Surfacing Materials

2.f External Lighting

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

4. Details of Landscape Maintenance

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

4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other

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

6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

6 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain dedicated and allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

7 NONSC Non Standard Condition

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

-Management of any flat/shallow pitched/ green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'. The Bird Hazard Management Plan shall be implemented as approved and shall remain in force to the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

In the interest of Aircraft safety. It is necessary to manage the flat/ green roof in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

8 NONSC Non Standard Condition

Prior to the commencement of development a detailed energy assessment shall be submitted showing how the development will reduce carbon emissions by 40% from a

2010 Building Regulations compliant development. The assessment shall clearly show:

- 1) The baseline energy demand (kwhr and kgCO₂) for each element of the regulated energy use (e.g. space heating, hot water and electricity) for all the relevant uses (e.g. residential, commercial, etc).
- 2) The methods to improve the energy efficiency of the development and how this impacts on the baseline emissions and where they will be included within the development.
- 3) Full details, specification and location of low and zero carbon technologies and how they impact on the baseline
- 4) How the technology will be maintained and managed throughout the lifetime of the development.

The development must proceed in accordance with the approved details.

REASON

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

9 COM15 Sustainable Water Management

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

10 NONSC Non Standard Condition

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

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

sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

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

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

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

(d) Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

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

11 NONSC Non Standard Condition

Prior to the commencement of development full details including specifications of the Photovoltaics required to deliver the CO2 reductions as set out in the Energy Statement (September 2016). The details shall include the type and size of PVs, as well as a roof plan showing their incorporation on the roof space and the method for fixing them to the roof. The details shall also include the methods for monitoring the use of the PVs and the collection and use of any 'feed in tariffs'. The development must proceed in accordance with the approved plans.

REASON

To ensure the development achieves CO2 reductions in accordance with Policy 5.2 of the London Plan (2016).

12 NONSC Non Standard Condition

Prior to the commencement of development a scheme for the creation of biodiversity features and enhancement of opportunities for wildlife shall be submitted to and approved in writing by the Local Planning Authority. The plans shall detail measures to promote, encourage and support wildlife through the use of, but not limited to, bat and bird boxes, specific wildlife areas within the landscape schemes and the inclusion of living walls/screens and living roofs. The development must proceed in accordance with the approved plans.

REASON

To ensure the development makes a positive contribution to the protection and enhancement of flora and fauna in an urban setting in accordance with Policy BE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

13 NONSC Non Standard Condition

The development hereby approved shall ensure that 10% of the residential units are constructed to meet the standards for Category 3 M4(3) dwelling, with all remaining units designed to the standards for Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON

To ensure an appropriate standard of housing stock is achieved and maintained in accordance with Policy 3.8(d) of the London Plan (March 2016).

14 NONSC Non Standard Condition

Development shall not begin until details of the access to the basement car parking area (including where appropriate carriageways, footways, kerb radii, levels, ramps and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the access arrangements must be permanently retained and used for no other purpose at any time.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate access is provided to the basement car park in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

15 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

16 NONSC Non Standard Condition

Details of the physical measures to prevent overlooking between flats, including the height, colour and material of balcony privacy screens and fins for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority by the stage whereby construction works are at damp proof course level. The approved details shall be implemented prior to first occupation of the flats in each phase hereby approved and shall be retained thereafter.

REASON

To safeguard the amenity of future occupiers in accordance with policy BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The

Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 153 Compulsory Informative (2)

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

LPP 1.1	(2011) Delivering the strategic vision and objectives for London
BE1	Development within archaeological priority areas
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
LPP 2.1	(2011) London in its global, European and UK context
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.7	(2011) Large residential developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.16	(2011) Waste self-sufficiency
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE26	Town centres - design, layout and landscaping of new buildings
BE36	Proposals for high buildings/structures in identified sensitive areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation

	measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
H5	Dwellings suitable for large families
R1	Development proposals in or near areas deficient in recreational open space
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
LE2	Development in designated Industrial and Business Areas
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section

61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

4 I58 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

5 I59 Councils Local Plan : Part 1 - Strategic Policies

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

6 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.

7 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.

8 I21 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

9 I3 Building Regulations - Demolition and Building Works

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

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

10 I48 Refuse/Storage Areas

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

11 I60 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

12

Wind Turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests. This is explained further in Advice Note 7, Wind Turbines and Aviation (available at <http://www.aoa.org.uk/policy-safeguarding.htm>).

13

New planting should seek to enhance biodiversity, by including appropriate species of known value to wildlife which produce berries and/or nectar. This may include selected native species but should not be restricted to them.

3. CONSIDERATIONS

3.1 Site and Locality

The site lies within the designated Trout Road Industrial and Business Area which is identified in paragraph 5.12 of the Local Plan Part 1 as part of the Trout Road IBA which is suitable for the managed release of industrial and warehousing land. Extant planning permissions for residential development surround the site. The site itself does not form part of any extant permission for re-development although still has potential to be included in the comprehensive re-development of the area. No current permissions relate to the land and the planning history is very dated and thus no longer relevant.

The site is located on the south side of Trout Road just off West Drayton High Street. It is within walking distance of West Drayton Station and the town centre. The site is 0.14 hectares in size and comprises a series of dilapidated buildings that are currently being used for a car valeting centre, which is an unauthorised use.

3.2 Proposed Scheme

The proposal is for the demolition of existing building and erection of new building

comprising 24 apartments, amenity space and car parking.

The Development

- 4 storey apartment building with recessed top floor;
- 24 apartments including 8 x 1 bedroom, 14 x 2 bedroom and 2 x 3 bedroom apartments;

Access and Parking

- 20 car parking spaces in part basement/undercroft car park;
- Secure cycle storage provision in basement/undercroft area, 26 spaces;

Amenity Provision

- Shared landscaped amenity space located to the side of the proposed building;
- Units provided with private balconies;

Refuse / Recycling Provision

- Secure refuse and recycling store;

Sustainability and Accessibility

- All units have been designed to be adaptable through the life cycle of the block and seek to meet Part M(2) of Building Regulations 2015.

3.3 Relevant Planning History

Comment on Relevant Planning History

In January 2014 a scheme with reference 38058/APP/2013/1756 seeking the re-development of the wider Rainbow and Kirby Industrial Estate was granted planning permission for a mixed use scheme providing housing, community facilities and affordable business units.

As part of the current application the applicant has submitted evidence demonstrating that the amended application building relates sympathetically to the approved wider Rainbow and Kirby Industrial Estate re-development scheme.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.E1 (2012) Managing the Supply of Employment Land
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- LPP 1.1 2011)Delivering the strategic vision and objectives for London
- BE1 Development within archaeological priority areas

NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
LPP 2.1	(2011) London in its global, European and UK context
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.7	(2011) Large residential developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.16	(2011) Waste self-sufficiency
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE26	Town centres - design, layout and landscaping of new buildings
BE36	Proposals for high buildings/structures in identified sensitive areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units

H5	Dwellings suitable for large families
R1	Development proposals in or near areas deficient in recreational open space
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LE2	Development in designated Industrial and Business Areas
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st December 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 80 local owner.occupiers and site and press notices were posted. No letters of comment or objection were received.

HEATHROW AIRPORT SAFEGUARDING

The proposed development has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permission granted is subject to the condition/s detailed below:

Submission of a Bird Hazard Management Plan

"Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of: - Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting and roosting birds. The management plan shall comply with Advice Note 8 potential Bird Hazards from Building Design. The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the flat roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport."

Information: The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff. In some instances it may be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

We would also make the following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, Cranes and Other Construction Issues (available at <http://www.aoa.org.uk/policy-safeguarding.htm>).

We, therefore, have no aerodrome safeguarding objection to this proposal, provided that the above condition is applied to any planning permission.

CANAL & RIVER TRUST

Thank you for consulting the Canal & River Trust on this application. We have no comments to make.

METROPOLITAN POLICE

I have reviewed the plans on-line. I have no objections in principle but would like the development to achieve Secured by Design accreditation. Good access control and car park lighting is a must as well as a purpose access controlled system on the front communal door.

Internal Consultees

HIGHWAYS

Vehicle access would be from Trout road and the proposed arrangements are shown on drawing no. 923/SK04, attached as Appendix F to the submitted Transport Assessment. Visibility splays are adequate for the type of access and in line with current highway standards.

The existing access is not shown on the supplied plan. It is recommended that the existing redundant access be closed the footway reinstated: these works should be fully funded by the applicant and secured through an appropriate S106 agreement.

The site access has a width along the kerb of 12.9m approximately and of some 9m along the middle of the footway. This is considered too wide for pedestrian safety. As a result, it is proposed that provisions should be made to improve pedestrian movements along Trout Road southern footway; as an example, a pedestrian refuge could be considered or an entry treatment to provide a path for pedestrians flush to the footway. A revised layout should be submitted to the council for review and approval. The associated works should be secured through a S106 agreement. No major concerns are raised with reference to the proposed pedestrian access.

The parking internal layout is shown on drawings no. 207/PL/200 Rev 00 and 207/PL/209 Rev 00. Vehicle swept paths are provided on drawing no. 923/SK02 in Appendix H to the submitted Transport Assessment.

The swept paths should be resubmitted with a 300mm error margin to account for potentially inaccurate manoeuvres, as per Council's design standards. The vertical alignment should be revised in order for the ramp gradient not to exceed the maximum of 1:10 required by Council's current design standards.

With reference to the horizontal alignment, the visibility between vehicles entering the site and those manoeuvring in parking bays nos. 1 and should be assessed in greater detail. Forward visibility diagrams should be produced to determine whether safe stopping distances can be provided between vehicles on conflicting movements. The design may need to be revised in order to improve forward visibility.

In light of the acceptable PTAL level and the availability of local amenities along the High Street, it is considered that a parking ration of 1 could be considered acceptable. The scheme was amended to achieve 24 car parking spaces at a ratio of 1:1.

In order to comply with standards included in the London Plan, the following requirements should be also met:

- 3 parking bays minimum should be for blue badge holders;
- 3 parking bays minimum equipped with active Electric Vehicle Charging points;
- 3 parking bays minimum equipped with passive Electric Vehicle Charging points;

A car park allocation plan should be submitted to and approved by the council showing which parking bay is allocated to which residential unit. The proposals include the provision of 42 covered bicycle storage spaces in the basement car park, which is in line with current standards. In order to comply with requirements of the London Plan (see Table 6.3) a minimum of 1 short stay bicycle parking space should be provided at ground floor level, which should be covered and secure. The location and details of the short stay bicycle parking space should be submitted to and approved by the council prior to commencement of works.

The submitted transport assessment presents, in paragraphs 3.8 and 3.9, an estimate of trips generated by the existing development, produced using the TRICS database. The estimate suggests that the existing land use generates 30 trips / hour in the AM peak and 29 trips / hour in the PM peak. The trip generation associated to the proposed development is presented in Section 5 of the submitted transport assessment and has been carried out using the TRICs database. The analysis suggests that car trips, under the proposals, would reduce to 5 and 6 vehicle / hours in the AM and PM peak respectively. With reference to the existing trips, it is the Council's position that, when the existing development is still operational, these should be surveyed rather than estimated. With reference to the estimated future trips, the submitted site selection appears to include sites that are comparable to the proposed development and located in edge of town / suburban areas, possibly with the sole exception of Site no. 2, which is a town centre location.

While the presented methodology is not fully compliant with Council's recommendations, it is considered that the overall conclusions are sufficiently accurate in that the proposed development would not result in any significant increase in trip generation.

It is therefore concluded that the proposed development would not have any severe impact on the local transport and highway network.

The proposed refuse collection strategy is mentioned in paragraph 4.5 of the submitted Transport Assessment. However, the location of the refuse bin stores is not shown on the submitted drawing no. 207/PL/200 Rev 00 (Proposed Ground Floor Plan). It is therefore recommended that the location be shown on the submitted plans.

When selecting the location of the bin store, the applicant should consider the following guidance:

- Building regulations 2010, Part H, Section H6, Paragraph 1.8;

- Manual for Streets, Paragraphs 6.8.9 to 6.8.11;
- BS 5906:2005, Section 11.

SUSTAINABILITY OFFICER

I have no objection to the proposed development.

The energy strategy shows the development will achieve close to the minimum requirement of a 35% reduction in CO₂ from 2013 Building Regulations. The application was first considered at pre-application stage in January 2016 and was submitted to the Council prior to 1 October 2016. Accordingly, the higher zero carbon standard of the London Plan is not applied to this proposal. Nonetheless, the development does not deliver the required 35% saving and is a little over 3tCO₂ shy of the target.

Accordingly, the following S106 requirement and condition are necessary:

S106 Requirement

The S106 for the development will need to include an allowance for the CO₂ target shortfall. The calculation is set out in the London Plan energy assessment guidance:

£60 per carbon tonne (tCO₂) annually for 30 years

Applying this to the development:

£60 x 3.1tCO₂ x 30years = £5,580

For the development to meet the London Plan CO₂ reduction targets the applicant must provide a contribution of £5,580 for offsite carbon reduction schemes in the S106.

Condition

Prior to the commencement of development full details including specifications of the Photovoltaics required to deliver the CO₂ reductions as set out in the Energy Statement (September 2016). The details shall include the type and size of PVs, as well as a roof plan showing their incorporation on the roof space and the method for fixing them to the roof. The details shall also include the methods for monitoring the use of the PVs and the collection and use of any 'feed in tariffs'. The development must proceed in accordance with the approved plans.

Reason

To ensure the development achieves CO₂ reductions in accordance with London Plan Policy 5.2.

Ecology Comments

I have no objection to the proposed development.

The development needs to make a positive contribution to wildlife creation and enhancement. Accordingly the following condition is required:

Condition

Prior to the commencement of development a scheme for the creation of biodiversity features and enhancement of opportunities for wildlife shall be submitted to and approved in writing by the Local Planning Authority. The plans shall detail measures to promote, encourage and support wildlife through the use of, but not limited to, bat and bird boxes, specific wildlife areas within the landscape schemes and the inclusion of living walls/screens and living roofs. The development must proceed in accordance with the approved plans.

Reason

To ensure the development makes a positive contribution to the protection and enhancement of flora and fauna in an urban setting in accordance with Policy BE1 of the Local Plan.

S106 OFFICER

Heads of Terms

1. Highway Works: S278/S38 for required Highways Works subject to surrounding network adoption status and Highway Engineers Comments
2. Construction Training: A financial contribution to the sum of: Training costs: £2500 per £1m build cost plus Coordinator Costs - £9,600 per phase or an in kind scheme to be provided.
3. Air Quality Monitoring: A financial contribution to the sum of £12,500 is likely- to be required- . However, it is subject to comments from LBH air quality specialists.
4. Travel Plan to include £20,000 Bond.
5. 35% Affordable Housing in line with London and Local Plans unless subject to development viability verification
6. Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions.

Please be advised that this is an initial response and the matters contained within may be subject to change and/or addition as further details come to light.

FLOOD WATER MANAGEMENT

A Flood Risk Assessment has been submitted with the application which goes some way towards answering key questions in managing the risks to and from the site. However the applicant proposes a lower ground floor and no information is provided about the potential risks to the basement or as a result of the basement to the surrounding area. Further clarification is also required as it is not a detailed design and further investigation is underway to determine the feasibility of the use of the existing drainage system to the south east. This may be dependant on off site works to connect to the existing drainage system. Information on this connection, ability to connect and access agreements where across private land must be provided. This also fundamentally affects the proposed drainage and whether the scheme has to be pumped so further detail is required. In addition rainwater harvesting should be considered within the proposals.

Officer comment: It is considered that as the site is only in flood zone one and not locate din a critical drainage area these matters can be dealt with via condition.

EPU

Contaminated land report submitted - Geo environmental Desk Study and Preliminary Risk Assessment by Jomas Associates, 'Jomas' for Onslow Mills dated 3 August 2016.

A desk study by Jomas referenced above has been submitted to support the application. No site investigation information is submitted so the actual ground conditions cannot be confirmed.

The site appear to be at the location of a former respraying / mechanical garage, Swan Motors. There may be contamination issues at the site for the former use which involved the use of oils, and paints on the site. Although this would not be as onerous as a fuel garage with underground tanks these type of garages can also cause significant contamination in the soil, especially if oils or paints were incorrectly disposed of to the ground drainage.

The ground water could be affected if any of the contaminants are mobile although the report indicates this is a low risk considering the geology.

The desk study is sufficiently detailed, and covers the history of the site with a walkover, observations such as solvent / oil containers, and a risk assessment. The desk study has noted the motor garage use above that may have affected the land. It also mentions a nearby canal feeder, surrounding works / factories and on site demolitions likely to leave made ground with possible soil asbestos contamination from old building materials. gas monitoring would be required due to the presence of made ground and possible volatile organics such as solvents.

I would prefer some intrusive investigation at this site prior to a permission being given as it is a residential site with landscaped areas on an old garage site. This would give an initial idea of the actual ground conditions. The residential block is situated on the old garage building where there were paints stored and used for respraying vehicles in addition to mechanical works so there will be a risk. Given the desk study and recommendations for an intrusive investigation (boreholes / trial pits) is dated August 2016 then any intrusive work may not have been implemented yet. It is worth asking if there is any investigation report to support this application. In any event it is essential that a contaminated land condition is attached to this permission should a permission be given.

WASTE STRATEGY (SUMMARY COMMENTS)

No objections subject to a condition to secure details of refuse storage.

URBAN DESIGN

No objections raised to the amended development, which has been designed with the support of the Urban Design Officer.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

UDP Policy LE2 states: Industrial and Business Areas (IBAs) are designated for business, industrial and warehousing purposes (Use Classes B1-B8) and for Sui Generis uses appropriate in an industrial area. The Local Planning Authority will not normally permit development for other uses in IBAs unless it is satisfied that:

- i) There is no realistic prospect of the land being used for industrial or warehousing purposes in the future, and;
- ii) The proposed alternative use does not conflict with the policies and objectives of the plan
- iii) The proposal better meets the plan's objectives particularly in relation to affordable housing and economic regeneration.

In applying Policy LE2, the Local Planning Authority will, where appropriate, take into account (1) evidence of a lack of demand for industrial and warehousing uses; (2) the length of time the vacant premises or land have been marketed and interest expressed by potential occupiers; (3) the amount and nature of vacant industrial and warehousing floorspace and land in the Borough, as well as outstanding unimplemented planning permissions and development under construction; (4) the size and layout of existing premises will also be taken into account.

Notwithstanding these policy requirements, it is worth noting that in paragraph 5.12 of the Local Plan Part 1 the part of the Trout Road IBA in Yiewsley is identified as suitable for the managed release of industrial and warehousing land and, as such, the loss of the existing uses within the application site is considered acceptable in principle.

The draft Local Plan Part 2 document and draft Site Allocations and Designations Document provide specific details on the process of industrial land release and other employment land release, and should be given limited weight. In advance of the publication of this document the Local Plan Part 1, paragraph 5.12 and an Employment Land Study carried out in 2009 are the material planning considerations in the determination of this

planning application.

The Employment Land Study 2009 is particularly relevant to the current application as it notes that, with the exception of this site within the Trout Road Industrial Estate, much of this IBA has already been released for alternative uses, including for a DIY store and petrol station, for housing and for a large Tesco supermarket. Similarly, the redevelopment of the wider Rainbow and Kirby Industrial Estate site to provide a mixed-use scheme, including housing and community facilities and affordable business units was granted planning permission in January 2014 with reference 38058/APP/2013/1756.

In terms of specific proposals for the future use of the site, the application seeks a 24 flat housing development for this site and there are a number of mitigating reasons as to the acceptability of the proposed residential land use. These include:

- The site is located immediately adjacent to Yiewsley/West Drayton Town Centre boundary and the proposed new West Drayton Crossrail station is located 500 metres distance from the site. It is therefore considered to be a site well suited to a residential use development of an urban density given its immediacy to town centre facilities and services and good levels of public transport accessibility.
- The wider Rainbow and Kirby Industrial Estate site was recently granted consent for a mixed use residential led development.

As such, it is considered that the loss of this local employment land is broadly accepted in strategic terms having regard to the Council's employment land study which forms the evidence base informing the emerging Core Strategy. The employment land study advises that the site does not have the locational and size characteristics necessary to be a Strategic Industrial Location (SIL) and its proximity to sensitive uses means it is of less strategic importance as an industrial location.

There are no objections in principle to increasing residential densities near crossrail stations. In this case the immediate proximity to the town centre and a crossrail station make a compelling case for a residential scheme.

As such, it is considered that the change of use sought to provide residential uses within this site is acceptable in principle, subject to other policies in the Development Plan.

7.02 Density of the proposed development

The scheme would achieve a residential density of 171 dwellings per hectare (493 hr/ ha) which would be in excess of the range of 170 dwellings per hectare (200 to 450 habitable rooms/ha) recommended in the London Plan for urban areas with a moderate PTAL (3) level.

Moreover, it is worth noting that whilst the proposal might be over the required density ranges, density is only an indicator of the acceptability in comparison to its surroundings. The development is to provide flats with internal floor areas in compliance with the standards of Policy 3.5 of the London Plan and has an acceptable level of external amenity space for each dwelling. The height and massing of the development is considered acceptable in the context of the site and the mixed character of the surrounding area.

In this instance, whilst 24 residential units are proposed within the site, the overall density of development is not considered excessive and in this respect, the development would not be out of character with the immediate or wider surrounding area. Therefore, no objection is offered in this regard.

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

Not applicable to this application.

7.04 Airport safeguarding

No Airport Safeguarding issues arise from the proposed development.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Local Plan Part 1 Policy BE1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Policies BE13 and BE19 of the Hillingdon Local Plan (November 2012) seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features of merit and provision of new planting and landscaping in development proposals.

Policy BE13 states that new development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance.

London Plan Policy 7.1 sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan policies relating to density (3.4) and sustainable design and construction (5.3) are also relevant.

Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document - Residential Layouts.

The building has been designed using careful detailing and high quality light and dark brick materials to create an attractive and refined appearance. It employs large windows to ensure maximum daylight and sunlight levels for future occupiers. The extensive provision of balconies and terraces ensures all apartments benefit from private amenity space. The use of three contrasting materials and steps, projections and insets in facades help to break up its massing and reduce its overall appearance of scale. These materials are used simply and efficiently composing a simple brick facade whose approach breaks down the scale of the building into a series of smaller elements adding to the sense of stepping in the mass.

The overall design of the scheme is considered to enhance the visual amenities of the surrounding area and the Council's Urban Design officer has raised no objection over the proposed impact to the streetscene.

Therefore, the development is considered to comply with Policies BE13, BE19, BE38 and Policy 7.30 of the London Plan (2016).

7.08 Impact on neighbours

In relation to outlook, Saved Policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The design guide 'Residential Layouts' advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15 metres is required, although this distance will be dependent on the extent and bulk of the buildings.

Policies BE20 and BE24 seek to ensure that new development does not generate adverse

impacts in respect to sunlight and privacy. Because of the orientation of the site, and the size and siting of the proposed building, no significant loss of daylight and sunlight to adjoining properties would result from this development. The proposed development is considered to be consistent with Policies BE20 and BE24 of the Local Plan.

DAYLIGHT AND OUTLOOK

The application building would be set approximately 16.4 metres at its nearest point from the front elevations of the residential buildings on the opposite side of Trout Road. The building was redesigned to be set back back from neighbouring houses. It should be noted that other buildings on Trout Road have less of a setback and if the building was moved further back it would be at odds with the street scene. In this case the separation distance is considered to be acceptable. To the sides of the new building 21m distances would be exceeded for window to window relationships with neighbouring buildings.

The applicant has also submitted massing and fenestration details demonstrating that the proposed development would form an acceptable and neighbourly relationship with the care home, which has been granted consent in the vacant plot adjacent to the south west, where construction is yet to commence. Similarly, the applicant has shown that the proposed scheme will not restrict, in terms of massing, amenity of future occupiers and fenestration position, the development of the adjacent vacant plot to the north east. Therefore, the development is considered to have an acceptable impact on daylight and outlook to these, or any other, neighbouring occupiers, in compliance with Policies BE20 & BE21 of the Hillingdon Local Plan: Part 2 Policies.

7.09 Living conditions for future occupiers

Unit Sizes

The London Plan (March 2016) sets out minimum sizes for various sized residential units. The proposal is for 8 x 1 bedroom flats, 14 x 2 bedroom and 2 x 3 bedroom flats. The applicant submitted plans with all unit sizes meeting the minimum floor space standards as set out above.

Amenity Space

Policy BE23 of the Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings, and which is usable in terms of its shape and siting. In addition, the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document) Residential Layouts seeks to ensure that an adequate amount of conveniently located amenity space is provided in new residential developments.

The minimum requirement for private amenity space, as set out in the SPD, is 20sq metres for a 1 bedroom flat, 25sq metres for a 2 bedroom flat and 30sq metres for a 3 bedroom unit of shared amenity space. Therefore the proposed development for 8 one bedroom, 14 two bedroom units and 2 three bedroom unit has a requirement of 570sq metres of amenity space. The proposal provides approximately 653sq metres of amenity space in the form of balconies, private terraces and a shared courtyard.

Overall, it is considered that the proposals meet with the aims and objectives of the Council's HDAS SPD and would provide an acceptable quality living environment for all of the proposed units, in accordance with Policies BE20, BE23, BE24, OE1 and O5 of the UDP, HDAS 'Residential Layouts' and 'Accessible Hillingdon' and the provisions of the London Plan.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

CAR PARKING

The proposal would provide 24 parking spaces for the 24 residential units, which equates to a ratio of 1 space per dwelling. The Highways Officer reviewed this proposal and considered that as the site is for flats within a town centre location, no objection was raised to the parking provision provided at the site. Therefore, the development is considered to comply with Policy AM14 of the Hillingdon Local Plan: Part 2 Policies.

CYCLE PARKING

The development would provide 42 cycle spaces for the 24 residential units. The Highways Officer has reviewed the proposal and has advised that a minimum ratio of at least one space per dwelling should be achieved. Therefore, the proposed development is in accordance with the adopted CYCLE Parking Standards, Policy AM9 of the Hillingdon Local Plan: Part 2 Policies and Policy 6.9 of the London Plan (2016).

TRAFFIC IMPACT

The Highways Officer has reviewed the proposal and does not consider that it would give rise to a significant increase in traffic and parking or have a detrimental impact on the local highway network. The Highways officer has also reviewed the location of the refuse and recycling storage and considers this to be acceptable, in terms of their collection and the impact of this to highway safety. Therefore, the development is considered to comply with Policy AM2 of the Hillingdon Local Plan: Part 2 Policies.

7.11 Urban design, access and security

The site lies adjacent to Trout Road and directly to the north east is the Yiewsley/West Drayton Town Centre which contains a variety of building types and heights but is predominantly commercial in character. It is considered that the proposal will have an impact on the setting of this area.

Whilst likely to be visible on the skyline and in medium to long views within the town centre and its environs, it is considered the impact of the proposed building, owing to its modern design, staggered front and height, elevational articulation and materials would not be detrimental to the streetscene.

There are no objections to the general design approach to the new buildings, and it is noted that a number of the issues raised during the application course have been addressed. The reduction in height/ stepped arrangement at the Trout Road frontage is particularly welcomed and is an improvement that will form a new urban edge and be noted in the resulting streetscene.

In terms of security, the entrance to the building has been amended to provide a more open aspect and enhance natural surveillance. However, secure by design will be governed by the imposition of a planning condition.

7.12 Disabled access

In assessing this application, reference has been made to policy 3.8 'Housing Choice' of the London Plan (2016); Approved Document M to the Building Regulations (2015); and Accessible Hillingdon SPD adopted 2013.

The property is accessed off Richmansworth Road. The scheme incorporates a clear network of routes that are easily understandable, inclusive, safe and secure that connect to the main entrance to the building. The plans indicate that the development would provide step free access to and from the proposed building and that all of the units would comply with the Technical Housing Standards for internal floor space and category M4(2) 'Accessible and adaptable dwellings' of Approved Document M to the Building Regulations (2015). The proposal should also provide 10% category M4(3) 'wheelchair user dwellings'

as outlined in Approved Document M to the Building Regulations (2015). Compliance with these standards will be secured by condition should the application be approved.

The development would also provide four disabled car parking spaces which is more than the 10% required by policy.

Overall, the layout of the development is inclusive and will function well, creating a safe and accessible environment. It would ensure the delivery of a range of house types that meet the diverse needs of Londoners and an ageing population, in accordance with regional and local planning requirements.

7.13 Provision of affordable & special needs housing

In order to establish the level of planning contributions and affordable housing that can be supported by the proposed development the Council will take into account the economic viability of a scheme and the most effective use of public subsidy, as well as any particular costs associated with the development of the site. In such cases, the Council will request that the developer provides a financial appraisal of the scheme so that a fair contribution can be agreed.

The applicant's Financial Viability Assessments concluded that the current proposal could not support any affordable dwellings. The Council's independent consultants, DVS, have reviewed the FVA and based on their findings it has subsequently been agreed with the applicant that the scheme can provide 7 shared ownership units.

7.14 Trees, landscaping and Ecology

The site has no significant trees within it and no landscaping features of merit. The proposal will provide a soft landscaped strip between the building and the back edge of the pavement in Trout Road and also a sizeable amenity area at the rear as well as a roof terrace for communal use by the applicant.

The level of detail provided in support of the application gives only an indication of the landscaping at the site. Therefore, to ensure the proposal complies with Policy BE38 of the Hillingdon Local Plan: Part 2 Policies, conditions relating to a detailed landscaping plan, planting plans and landscape maintenance plans are recommended.

7.15 Sustainable waste management

The applicant has provided plans showing the provision of separate storage of waste and recycling for the residential use with sufficient space for up to 4 x 1,100 litres Eurobins (with a total capacity up to 4,400 litres). The standing advice from Waste Services required 100 litres of storage for a 1 bedroom flat, 170 for a two bedrooms flat and 240 litres for a 3 bedroom flat, equating to a site wide provision of 4,100 litres. The refuse bins would be managed by an instructed building management team on days of refuse collection. Therefore, an acceptable level of refuse and recycling storage is considered to have been provided and no objection is raised in this regard.

7.16 Renewable energy / Sustainability

The energy strategy shows the development will achieve close to the minimum requirement of a 35% reduction in CO₂ from 2013 Building Regulations. The application was first considered at pre-application stage in January 2016 and was submitted to the Council prior to 1 October 2016. Accordingly, the higher zero carbon standard of the London Plan is not applied to this proposal. Nonetheless, the development does not deliver the required 35% saving and is a little over 3tCO₂ shy of the target.

In order to offset this shortfall a carbon Offset contribution of £5,580 will be sought through the S106 Agreement.

With these condition attached, the proposed development is considered to comply with Policies OE7 and OE8 of the Hillingdon Local Plan: Part 2 Policies.

7.17 Flooding or Drainage Issues

The application site does not fall within a designated Flood Zone and the Flood Water Management Officer has reviewed the provided Flood Risk assessment and raised no objections to the proposal on the grounds of increased flood risk.

The Flood Water Management Officer has requested further drainage details to be submitted however, given the site is not in an area flood risk area or in a critical drainage area, it is considered that a condition be attached in relation to sustainable water management at the site. With this condition attached, the proposed development is considered to comply with Policies OE7 and OE8 of the Hillingdon Local Plan: Part 2 Policies.

7.18 Noise or Air Quality Issues

NOISE

The proposed development is for residential dwellings and is considered not to give rise to unacceptable levels of noise disturbance to neighbouring occupiers. The residential units are located adjacent to Trout Road in close proximity of West Drayton / Yiewsley Town Centre. As such, the Environmental Protection Officer has requested an informative is included in the decision notice relating to construction work standards be incorporated as part of the scheme, in order to prevent nuisance to the occupiers of neighbouring dwellings. With this condition attached, the proposed development is considered to comply with Policies OE1 and OE3 of the Hillingdon Local Plan: Part 2 Policies.

AIR QUALITY

The application site is located within the Borough's Air Quality Management Area, as such a financial contribution of £25,000.00 is sought by way of legal agreement towards local air quality monitoring initiatives.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6th April 2010) to request planning obligations that do not meet the following tests:

- i. necessary to make the development acceptable in planning terms
- ii. directly related to the development, and
- iii. fairly and reasonable related in scale and kind to the development

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court challenge.

On the basis of the NPPF and the Community Infrastructure Levy Regulation 2010, it is only considered reasonable to request contributions towards the following:

Non-monetary contributions:

. Highways: S278/S38 agreement may need to be entered into to secure highways works subject to comments from the Highways Officer.

- .1. Highway Works: S278/S38 for required Highways Works subject to surrounding network adoption status and Highway Engineers Comments
2. Construction Training: A financial contribution to the sum of: Training costs: £2500 per £1m build cost plus Coordinator Costs - £9,600 per phase or an in kind scheme to be provided.
3. Air Quality Monitoring: A financial contribution to the sum of £12,500 is likely- to be required- . However, it is subject to comments from LBH air quality specialists.
4. Travel Plan to include £20,000 Bond.
5. 35% Affordable Housing in line with London and Local Plans unless subject to development viability verification
6. Carbon Offset Contribution - £5,580.
6. Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions.

Please be advised that this is an initial response and the matters contained within may be subject to change and/or addition as further details come to light.

The proposal would be liable for the Mayor of London's And Hillingdon CIL, as the scheme provides 24 new residential units. This would be collected by the Council after implementation (if permission were to be granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

Should a decision be issued after 1st August 2014 the development may also be liable for Hillingdon's Local CIL, which would offset the requirement for certain planning obligations. The recommendation reflects this potential scenario.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

This application seeks permission to erect a four storey building with semi basement parking comprising 24 residential flats, involving the demolition of the existing industrial buildings.

The application site is identified in paragraph 5.12 of the Local Plan Part 1 as part of the Trout Road IBA which is suitable for the managed release of industrial and warehousing land while the wider site within which the application site is located in was granted planning permission in January 2014 for a comprehensive redevelopment to provide a residential led mixed-use scheme. No objections are therefore raised to the loss of the existing building

and, likewise, to the re-development of the site in principle.

The re-development of this site will provide 7 shared ownership affordable residential housing units. The building, following various revisions made to its design, would enhance the visual amenity of the street scene. The accommodation provided, including the provision of external amenity space which includes a large communal roof top garden is acceptable and the scheme would not result in any unacceptable loss of residential amenity to surrounding residential properties.

Adequate off-street parking is provided and the access arrangements to the semi basement car park are acceptable.

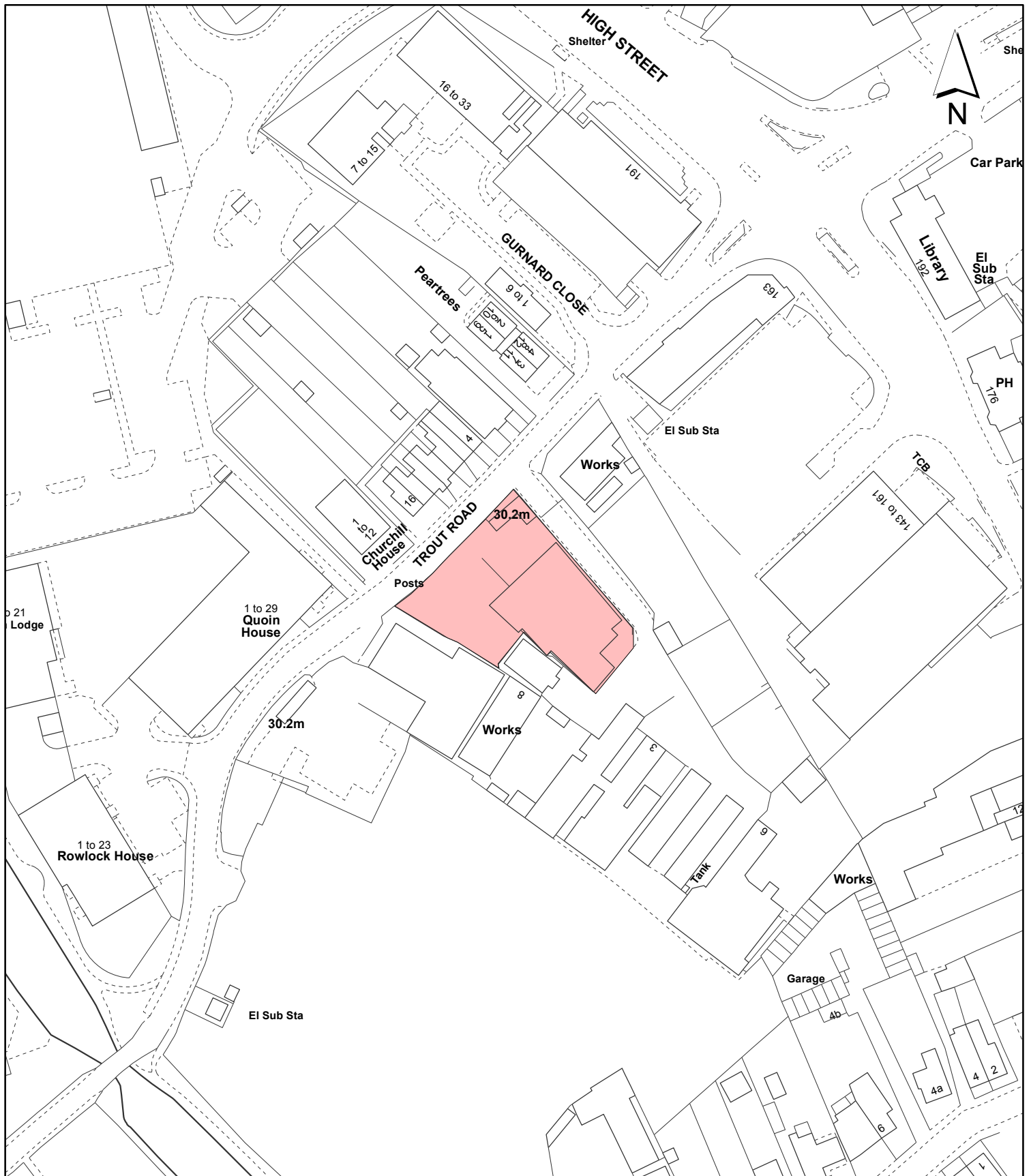
Therefore, it is recommended that the application is approved subject to conditions and the satisfactory completion of a section 106 Legal Agreement.

11. Reference Documents

The Hillingdon Local Plan: Part 1 - Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework (2012)
Technical Housing Standards - Nationally described space standards (2015)
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Guidance - Community Safety
Council's Supplementary Planning Guidance - Land Contamination
Council's Supplementary Planning Document - Accessible Hillingdon
Council's Supplementary Planning Document - Affordable Housing
Council's Supplementary Planning Document - Noise
Council's Supplementary Planning Document - Planning Obligations
The Mayor's Housing Supplementary Planning Guidance

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Onslow Mills

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

Planning Application Ref:
1724/APP/2016/3513

Scale:
1:1,250

Planning Committee:
Major Page 92

Date:
August 2017



Plans for Major Applications Planning Committee

Wednesday 23rd August
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT SIPSON FARM SIPSON ROAD SIPSON

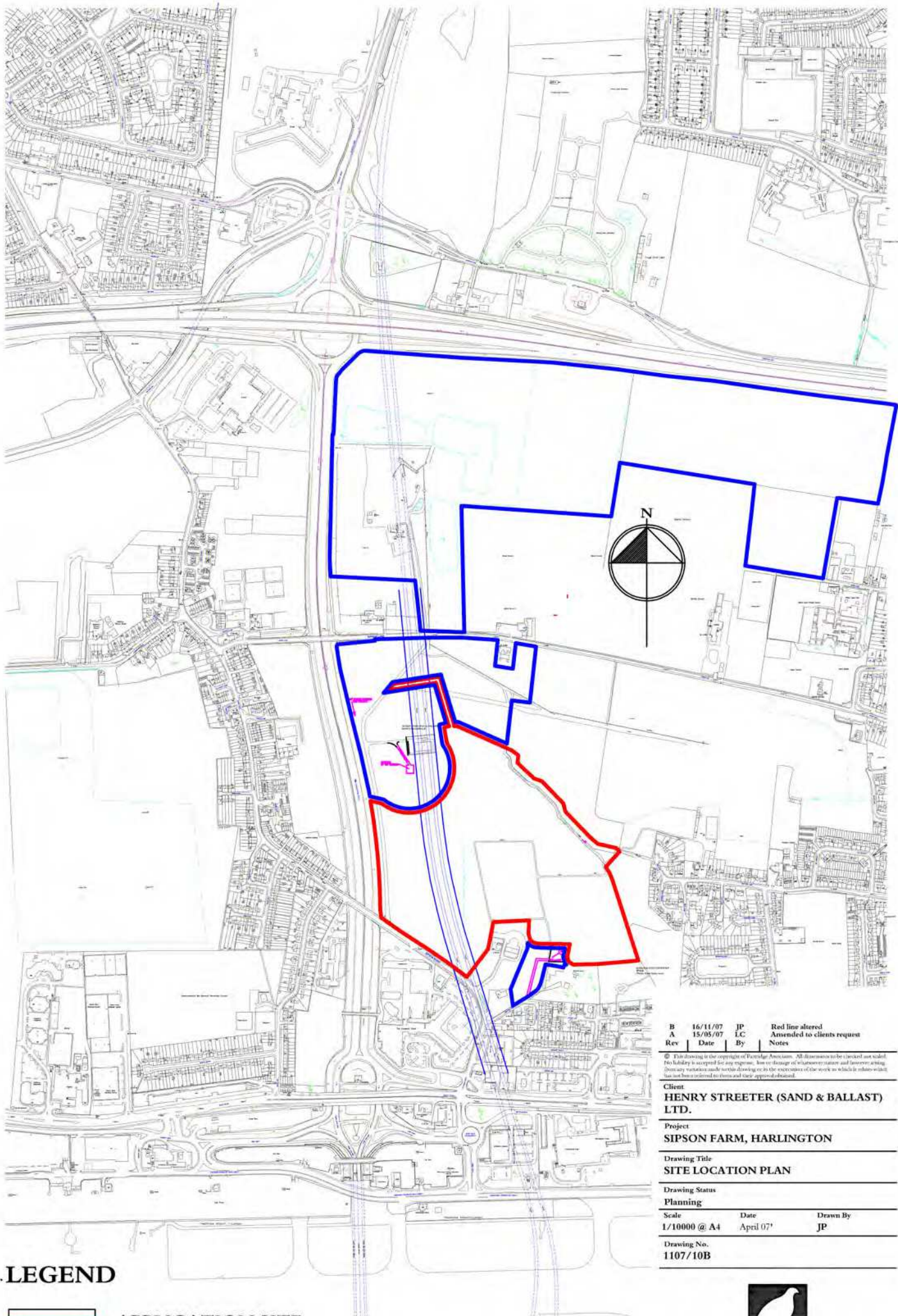
Development: Section 73 application for variation of Condition 2 of approved application ref. 45408/APP/2009/340 (as amended by Condition 1 of approved application ref 45408/APP/2014/1678) in order to extend the deadline for completion of permitted operations (extraction of sand and gravel as an extension to existing quarry at Wall Garden Farm, backfilling with inert waste and restoration to agricultural land) from the 5th of August 2017 to the 30th of September 2019.

LBH Ref Nos: 45408/APP/2017/2075

Date Plans Received: 07/06/2017

Date(s) of Amendment(s):

Date Application Valid: 07/06/2017



B	16/11/07	JP	Red line altered
A	15/05/07	LC	Amended to clients request
Rev	Date	By	Notes

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Client
HENRY STREETER (SAND & BALLAST) LTD.

Project
SIPSON FARM, HARLINGTON



Drawing Title
SITE LOCATION PLAN

Drawing Status
Planning

Scale	Date	Drawn By
1/10000 @ A4	April 07'	JP

Drawing No.
1107/10B

LEGEND

-  APPLICATION SITE
-  OTHER LAND IN APPLICANTS CONTROL



LEGEND

EXISTING FEATURES

- TREES/WOODLANDS (shown schematically)
- NATIVE HEDGEROW (shown schematically)
- GROUNDWATER/GAS MONITORING BOREHOLES
- APPLICATION SITE BOUNDARY
- APPLICATION SITE



VIEWS

VIEWS

C: 18/04/07 2P Mike Warren
 A: 18/04/07 12C Emma Jones (Project Lead) and
 R: 18/04/07 14C Tommaso Caracciolo
 Rev: Date By Issue
 1/12/09 01 A1 April 07 3P
 1107/11C

Client: HENRY STREETER (SAND & BALLAST) LTD
 Project: SIPSON FARM
 Drawing Title: SITE CONTEXT PLAN
 Drawing Date: 11/07/11C
 Planning: 11/07/11C
 Issue No: 3P

PARTRIDGE ASSOCIATES
 Landscape Architecture
 1107/11C

LEGEND

EXISTING FEATURES

- TREE PLANTING (planted at start of works)
- NATIVE TREES & SHRUBS (planted at start of works)
- LEVELS
- DRAINAGE DITCH
- TREES/WOODLAND
- NATIVE HEDGEROW

PROPOSED FEATURES

- TREE PLANTING
- NATIVE HEDGE
- NATIVE TREE AND SHRUB PLANTING (less than 5% berry-producing plants)
- LEVELS
- CONTOURS



16" MEDIUM PRESSURE GAS PIPE LINE

SIPSON FARM FAN & ESCAPE SHAFT BUILDINGS

LOCATION OF WF RECEIVER

Planting previously carried out as part of works

New hedge and trees to provide total division

New tree & shrub buffer to bring overall width of planting to 20m

HARRINGTON DOORSTEP WALK (Public Open Space area)

D	17/07/07	LC	Design/Drawn, checked
C	14/06/07	JP	Minor revisions
R	21/02/07	LC	Planning terms and regulations added
A	15/04/06	LC	Revised to clients request
W	Date	By	Notes

Client: **HENRY STREETER (SAND & BALLAST) LTD**

Project: **SIPSONS FARM, HARRINGTON**

Drawing Title: **FINAL RESTORATION PLAN**

Scale: 1/1250 @ A1 Date: April 07 Drawn By: JP

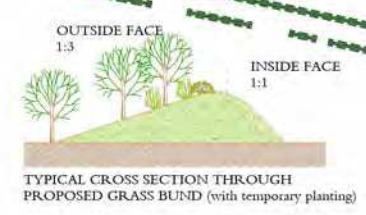
Drawing No: 1107/13D



PARTRIDGE ASSOCIATES
Landscape Environmental Remediation
Units 6, Laker, Birch, Mill Lane, Wetherby, West Yorkshire, LS23 7BQ
Tel: 01937 546466 Fax: 01937 546467



- EXISTING FEATURES**
- TREES/WOODLAND
 - NATIVE HEDGEROW
- PROPOSED FEATURES**
- TREE PLANTING
 - NATIVE TREE AND SHRUB PLANTING (less than 3% berry producing plants)
 - GRASS BUNDS (see typical section below)
 - EXTRACTION AREA



Rev	Date	By	Issue
E	15/03/08	JP	Revised drawing to avoid tree preservation
D	11/02/07	LC	Drawn, revised submitted
C	14/04/07	JP	Allow revision
B	21/04/07	LC	Revised terms and conditions added
A	14/05/07	LC	Revised drawing to clarify layout

Prepared by:
HENRY STREETER, (SAND & BALLAST) LTD
 SIPSON'S FARM
 Drawing Title:
METHOD OF WORKING PLAN
 Drawing Date:
 Date:
 1/12/00 @ A1
 Date:
 April 07
 Drawing File:
 1107/LBE



- EXISTING FEATURES**
- TREES/WOODLAND
 - NATIVE HEDGEROW
- PROPOSED FEATURES**
- TREE PLANTING
 - NATIVE TREE AND SHRUB PLANTING (less than 3% berry producing plants)
 - GRASS BUNDS (see typical section below)
 - EXTRACTION AREA



Phase 1
LANDFILL COMPLETED 2014
RESTORATION SPRING 2018

Phase 2
LANDFILL COMPLETED 2016
RESTORATION SPRING/SUMMER 2018

Phase 3
LANDFILL COMPLETED 2017
RESTORATION SUMMER/AUTUMN 2018

Phase 4
LANDFILL COMPLETED END 2018
RESTORATION SPRING 2019

Phase 5
RESTORATION SUMMER 2019

E	15-03-08	JP	Revised drawing to avoid tree preservation
D	11-02-07	LC	Drawn, checked and issued
C	14-04-07	JP	Minor revision
B	21-04-07	LC	Revised terms and conditions added
A	14-05-07	LC	Revised drawing to clarify layout
Rev	Draw	By	Issue

Client: HENRY STREETER (SAND & BALLAST) LTD
 Project: SIPSON'S FARM
 Drawing Title: METHOD OF WORKING PLAN
 Drawing Date: 11/07/12
 Title: 1/1200 @ A1
 Date: April 07
 Drawing No: 1107/12F

PARTRIDGE ASSOCIATES
 Landscaping & Environmental Services
 Unit 3, Saxon Works, Lutterell Close, Longmanton, Hemphel, SO24 9BQ
 Tel: 01263 67249 Fax: 01263 672498 E: info@partridgeassociates.com

NOTE: MAJORITY OF RESTORATION IN 2018 AND 2019 IN ORDER TO RETAIN SOIL AS SCREENING BUNDS WHILST INFILLING WORKS TAKE PLACE

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NOTES

1

REFERENCES

SIGNIFICANT HEALTH AND SAFETY HAZARDS

Ditch	Length (m)	Base Width (m)	Drainage Area (ha)	Base Level (in AOD)	Six Ground Max (in AOD)	Min Ground Level (in AOD)	TWL 10 Year (in AOD)	TWL 100 Year +10% (in AOD)	Storage Volume (m ³)
A	219	1.5	2.48	24.80	24.15	26.30	23.80	26.00	872
B1	89	1.5	1.21	24.75	23.90	26.25	25.75	26.05	472
B2	88	1.5	1.08	24.55	23.55	26.05	25.55	25.85	447
C	92	2.0	2.10	24.60	22.85	25.50	25.00	25.30	835
D	76	2.0	1.77	24.80	23.75	28.30	27.80	28.50	674
E	86	1.5	1.10	24.50	24.30	26.00	25.50	25.75	395
F	286	2.0	4.49	24.60	24.60	26.10	25.60	25.90	1103

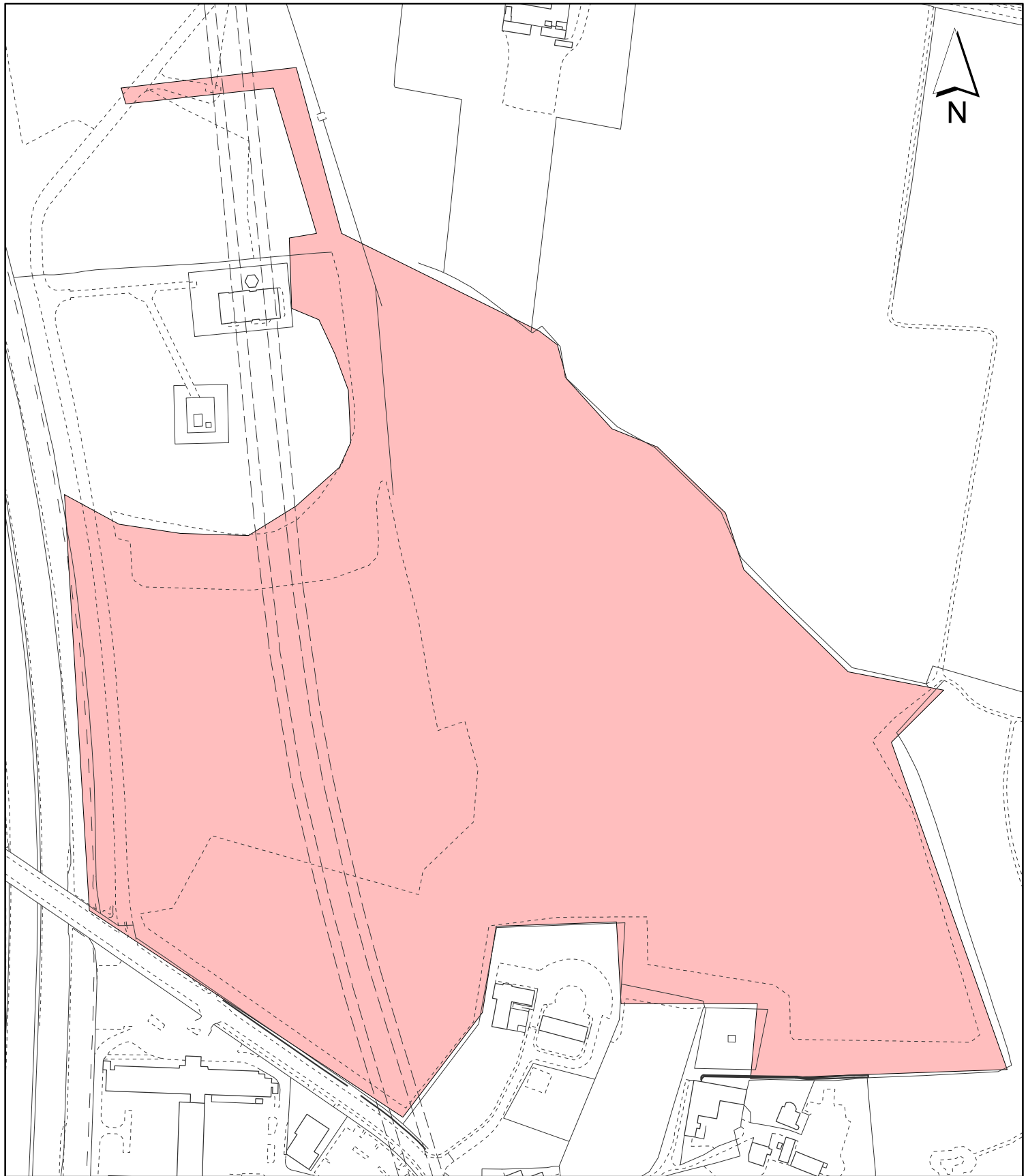


REV	DATE	BY	CHK	DESC
A	19/12/19	RLM	PK	Drawn Check

Client
Henry Shreeter
(Sand and Ballast) Ltd
 Address: Colchester
 Project Managers
 Surveyors
PICK EVERARD
 Charles Street
 Llanelli
 E11 1LW
 Tel: 01493 221 400
 Fax: 01493 221 120/203
 consultants@pickeverard.co.uk
 www.pickeverard.co.uk

Sheet	Scale	Scale of A1	Rev
DRAFT	1:1000	of A1	090163/C/001 A

Drawing Title	Scale	Scale of A1	Rev
Location of Drainage Ditches	1:1000	of A1	090163/C/001 A



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 Site boundary

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Site Address:

Sipson Quarry

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

Planning Application Ref:
45408/APP/2017/2075

Scale:
1:3,000

Planning Committee:
Major Page 102

Date:
August 2017



Report of the Head of Planning, Sport and Green Spaces

Address HILLINGDON CYCLE CIRCUIT, MINET COUNTRY PARK SPRINGFIELD ROAD HAYES

Development: Construction of a 250m banked cycle circuit, including access subway and associated landscaping.

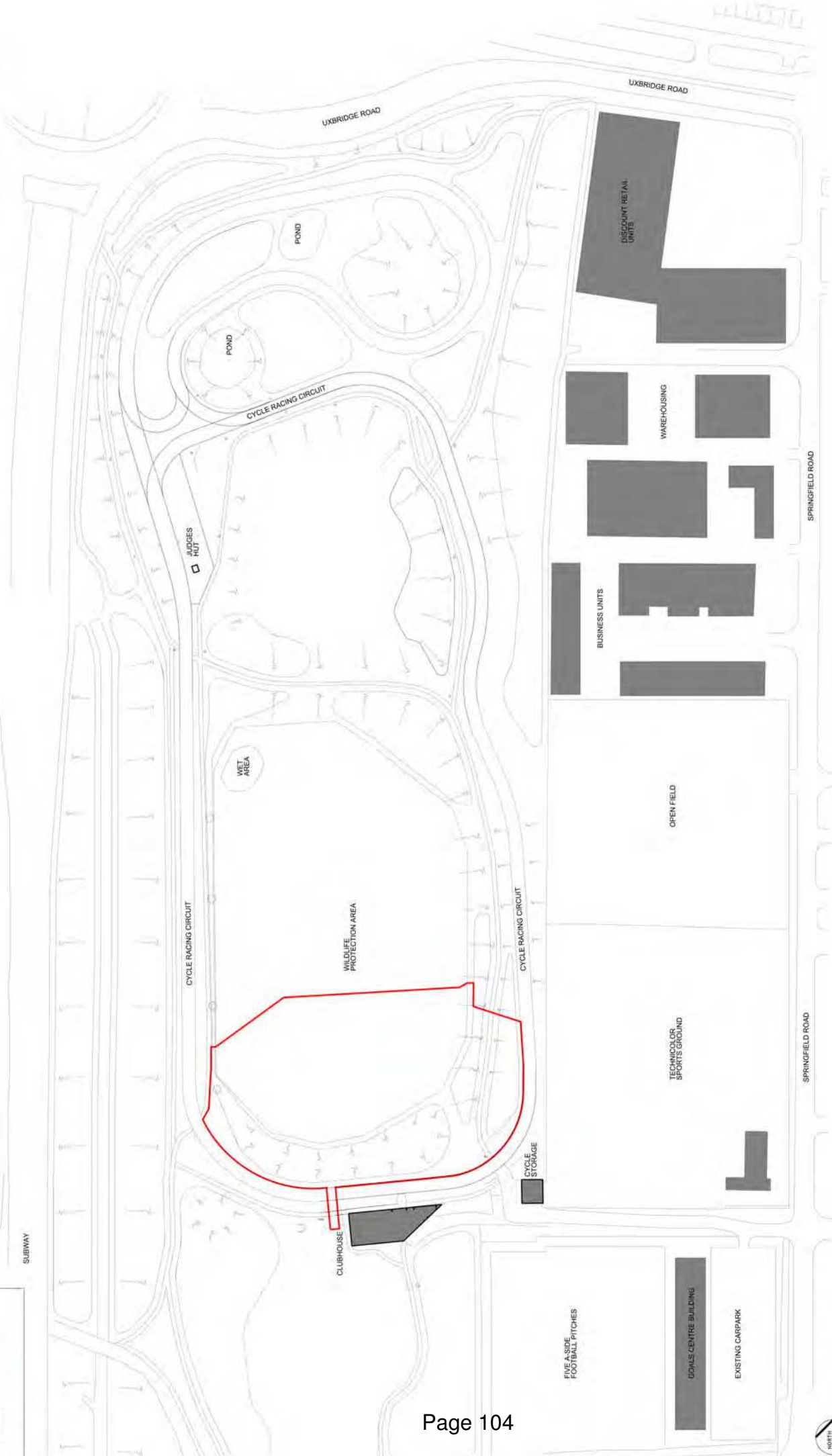
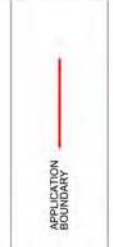
LBH Ref Nos: 49962/APP/2017/1802

Date Plans Received: 16/05/2017

Date(s) of Amendment(s):

Date Application Valid: 19/06/2017

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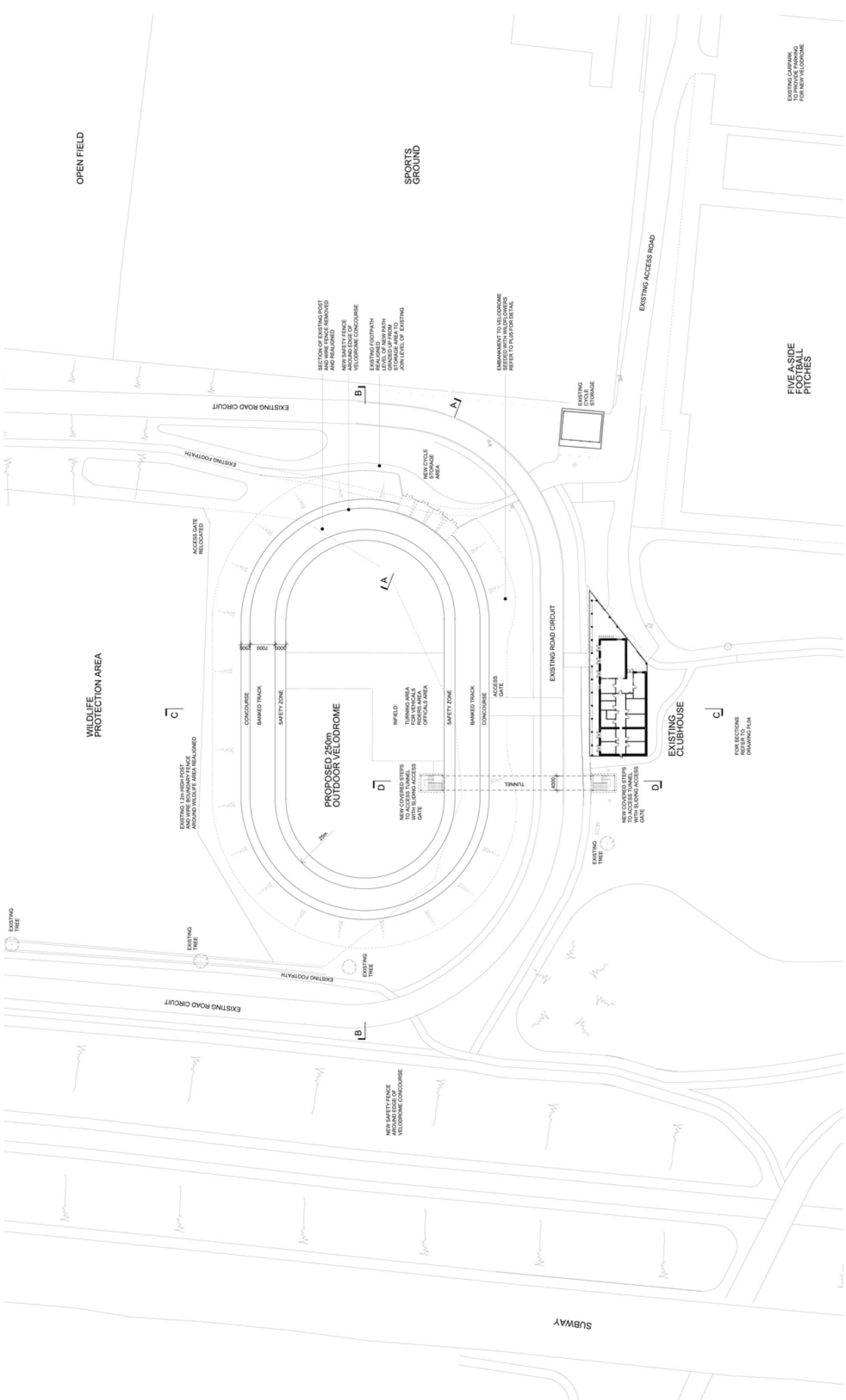


Status: **PLANNING**
 Project: **HILLINGDON CYCLE CIRCUIT - BANKED TRACK**
 Client: **HILLINGDON CYCLE CIRCUIT USER GROUP**
 Drawing Title: **EXISTING MASTERPLAN LOCATION PLAN**
 Scale: 1:1250@A2 Date: 11.05.17 Drawn: CR Checked: CR
 Job No: 4885 Drawing No.: PL01 Revision:

Acanthus Architects LW
 Vinery House, Barkly Mow Passage, London W4 4PN
 T: 020 8944 2288 www.acanthuslondon.com

Drawing issued for: Rev: Revision
 Drawing checked Date: Rev: Revision
 Drawing issued for: Rev: Revision
 Drawing checked Date: Rev: Revision
 Notes / Significant Revs:

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Scale: 1:500 @ A1
Date: 11.05.17
Drawn By: [Name]
Checked By: [Name]
Job No.: 4885
Revision: PL03

Project: 250m OPEN AIR BANKED TRACK
Client: HILLINGDON CYCLE CIRCUIT USER GROUP
Drawing Title: SITE PLAN

Station: PLANNING
Project: 250m OPEN AIR BANKED TRACK
Client: HILLINGDON CYCLE CIRCUIT USER GROUP
Drawing Title: SITE PLAN

Project: 250m OPEN AIR BANKED TRACK
Client: HILLINGDON CYCLE CIRCUIT USER GROUP
Drawing Title: SITE PLAN

Project: 250m OPEN AIR BANKED TRACK
Client: HILLINGDON CYCLE CIRCUIT USER GROUP
Drawing Title: SITE PLAN

Project: 250m OPEN AIR BANKED TRACK
Client: HILLINGDON CYCLE CIRCUIT USER GROUP
Drawing Title: SITE PLAN

Project: 250m OPEN AIR BANKED TRACK
Client: HILLINGDON CYCLE CIRCUIT USER GROUP
Drawing Title: SITE PLAN



Acanthus Architects LW
 Voysey House, Barkley Mow Passage, London W4 4PN
 t: 020 8994 2288 www.acanthuslhw.com

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Rev Revision

Drawing issued for
Rev Revision

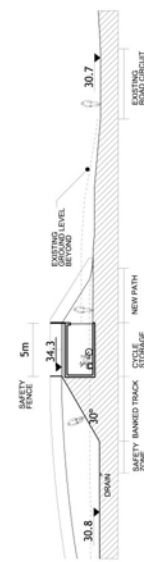
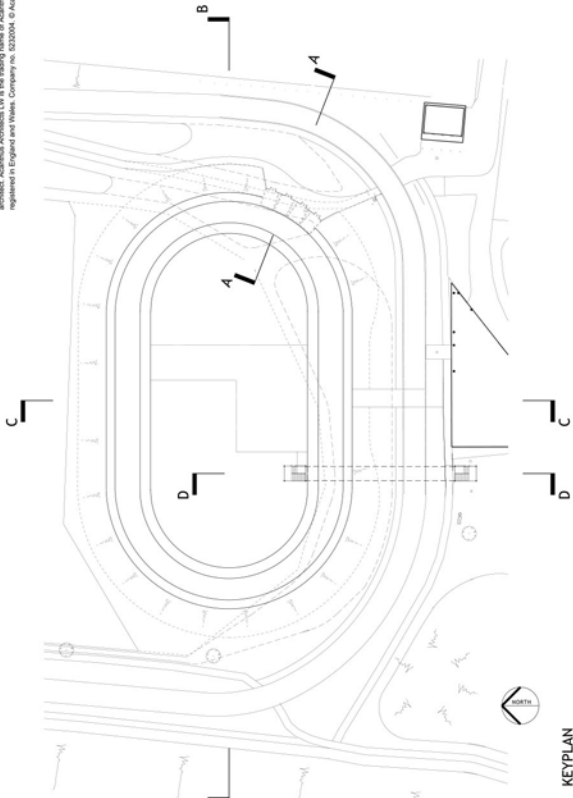
Drawing issued for
Rev Revision

Station
PLANNING

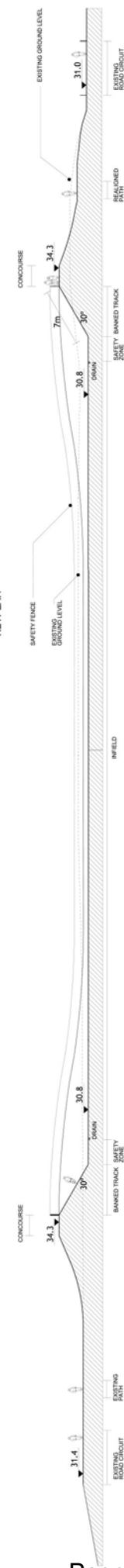
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HILLINGDON CYCLE CIRCUIT - BANKED TRACK
Client
HILLINGDON CYCLE CIRCUIT USER GROUP
Drawing Title
PROPOSED MASTERPLAN
Scale
1:1250@A2
Date
11.05.17
Drawn By
ER
Checked By
CR
Revision
Job No.
4885
Drawing No.
PL02

Acanthus
Architects LW
Vogony House, Barkly Mow Passage, London W4 4PN
T: 020 8994 2288 www.acanthuslhw.com

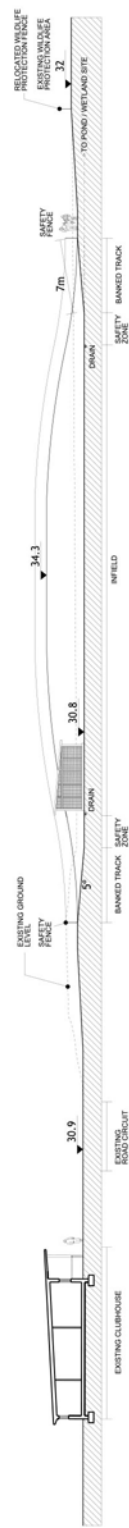
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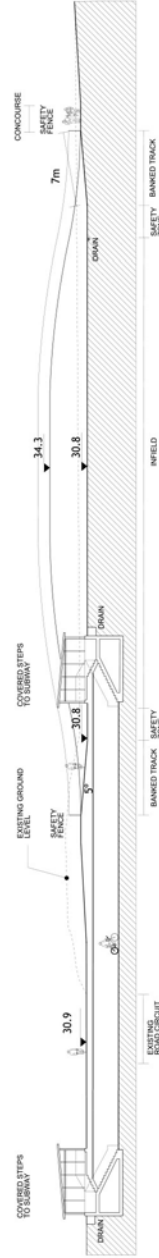
SECTION A - A



SECTION B - B



SECTION C - C



SECTION D - D

PLANNING

Project: HILLINGDON CYCLE CIRCUIT BANKED TRACK
Client: HILLINGDON CYCLE CIRCUIT USER GROUP
Drawing Title: SITE SECTIONS

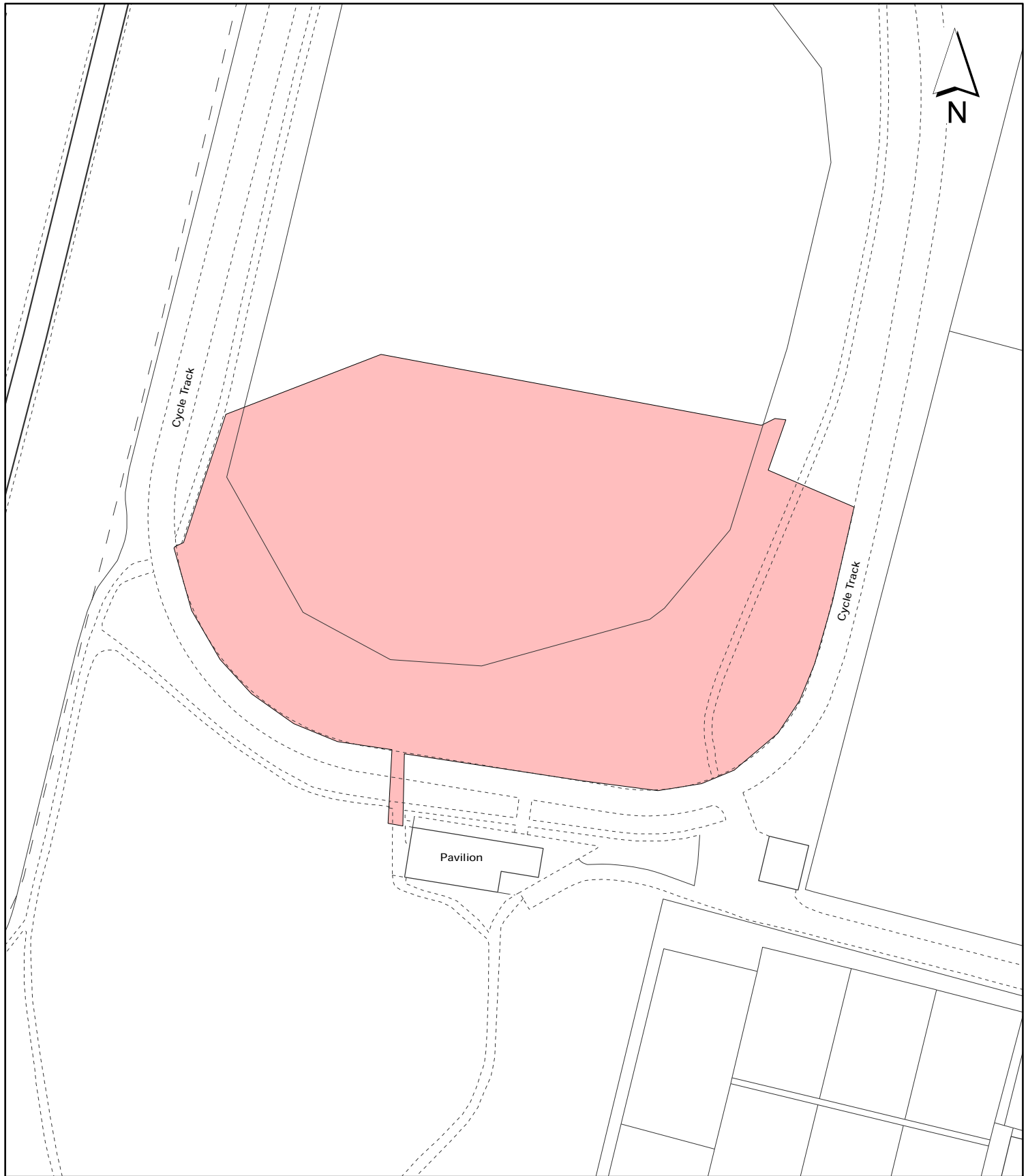
Scale: 1:250 @ A1
Date: 11.05.17
Drawn: CR
Checked: CR
Revision: PLO4
Job No.: 4885

Acanthus Architects LW

Voysey House, Barkly Mow Passage, London W4 4PN
 T: 020 8944 2288 www.acanthuslhw.com

Notes / Significant Risk:

Drawing Issued for	Rev	Checked Date	Drawn	Checked Date



Notes:

 Site boundary

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Site Address:

**Hillingdon Cycle Circuit,
 Minet Country Park**

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

Planning Application Ref:
49962/APP/2017/1802

Scale:
1:1,250

Planning Committee:
Major Page 109

Date:
August 2017



Report of the Head of Planning, Sport and Green Spaces

Address ONSLOW MILLS TROUT ROAD YIEWSLEY

Development: Demolition of existing building and erection of new building comprising 24 apartments, amenity space and car parking.

LBH Ref Nos: 1724/APP/2016/3513

Date Plans Received: 21/09/2016

Date(s) of Amendment(s): 21/09/2016

Date Application Valid: 10/11/2016

09/08/2017

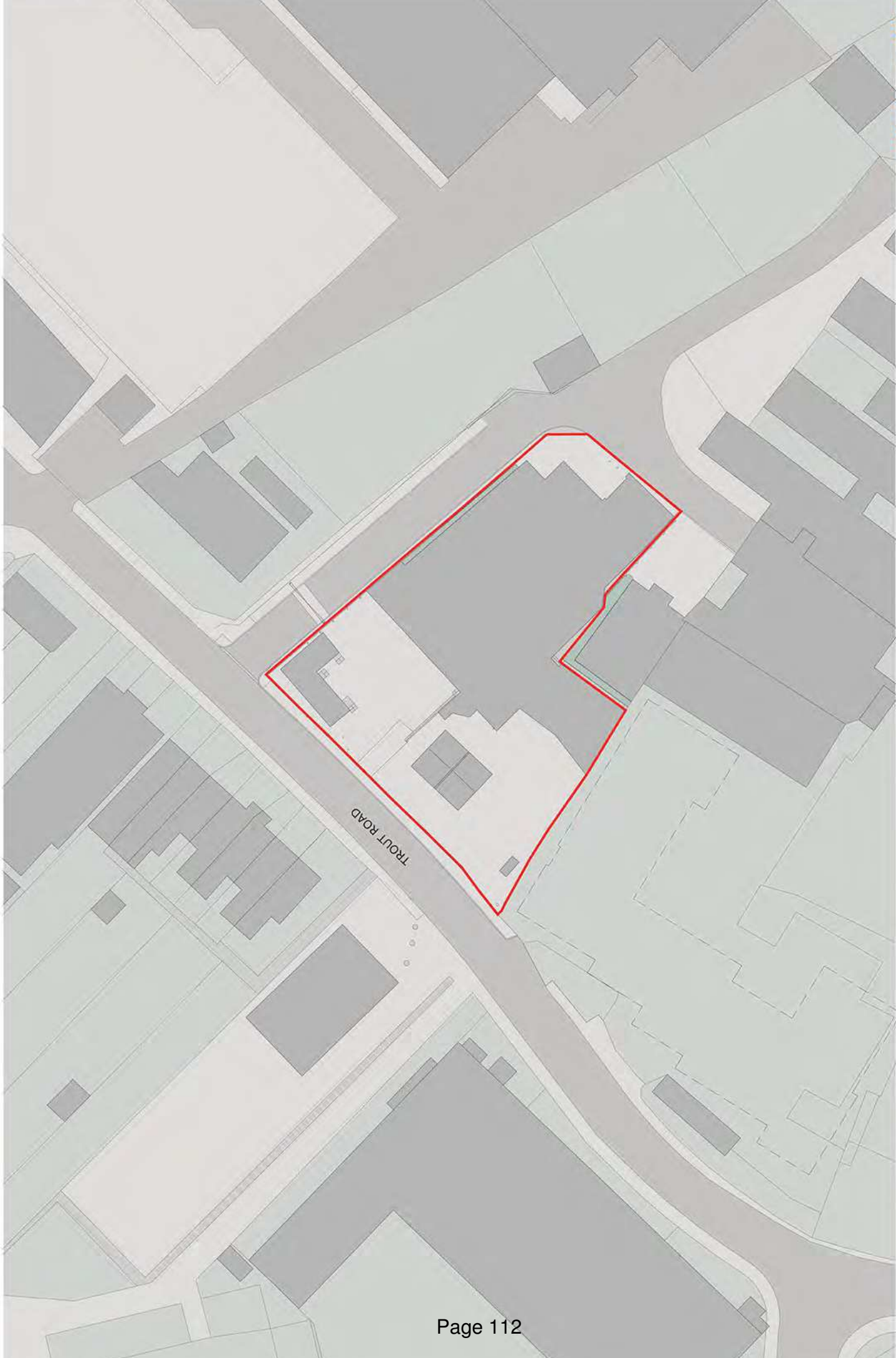


REV	DATE	DESCRIPTION	DRAWN
00	Aug 18	Issued for Planning	JM

CLIENT		DRAWING TITLE	
WVC Group		Site Location Plan	
PROJECT		PROJECT No.	DWG TYPE
Onslow Mills		207	PL
Trout Road, West Drayton		DATE	DRAWN
Cockle Hill Road, S20 2EJ, Leeds		12/02/16	DB
Widener, Barnsley, S41 1PD		CHECKED	BW
E: +44 (0) 1275 839484 T: +44 (0) 1275 831111		STATUS	For Approval
www.wilcoxandmeilwes.com		SCALE	1:1250 @ A3

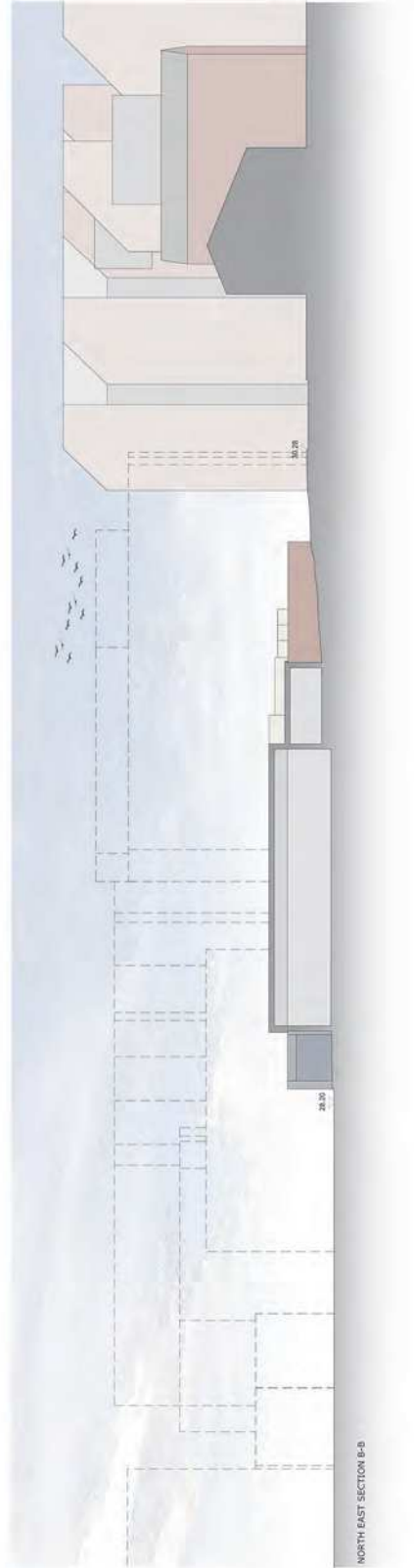
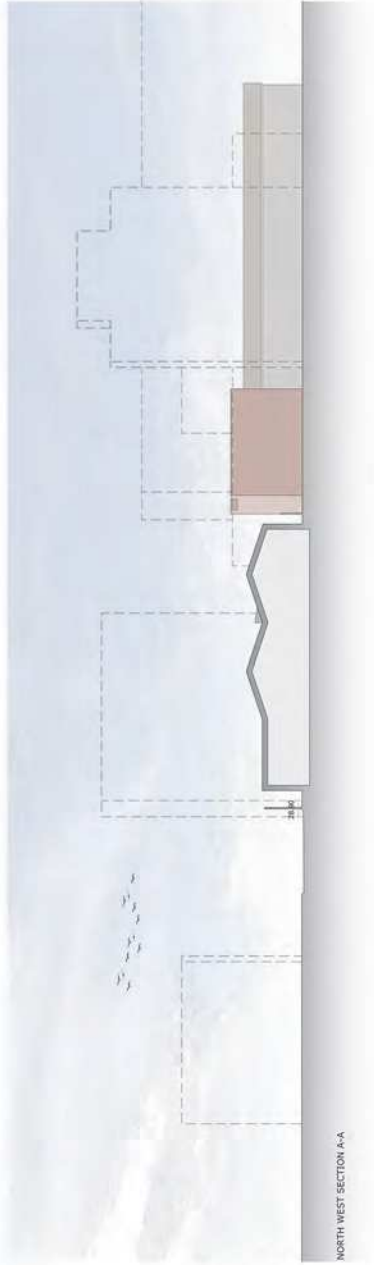
Do not scale drawings. Use only the specifications. The Designer is not responsible for any errors or omissions in this drawing. The drawings are the property of Wilcox and Meilwes and must not be reproduced or used without express permission.

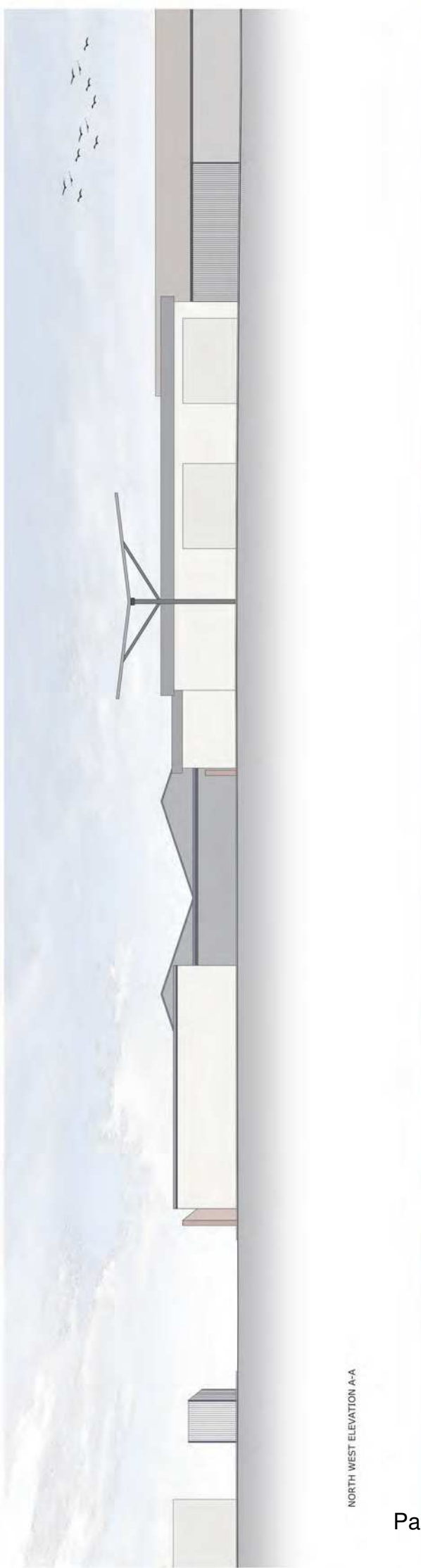
RIBA #



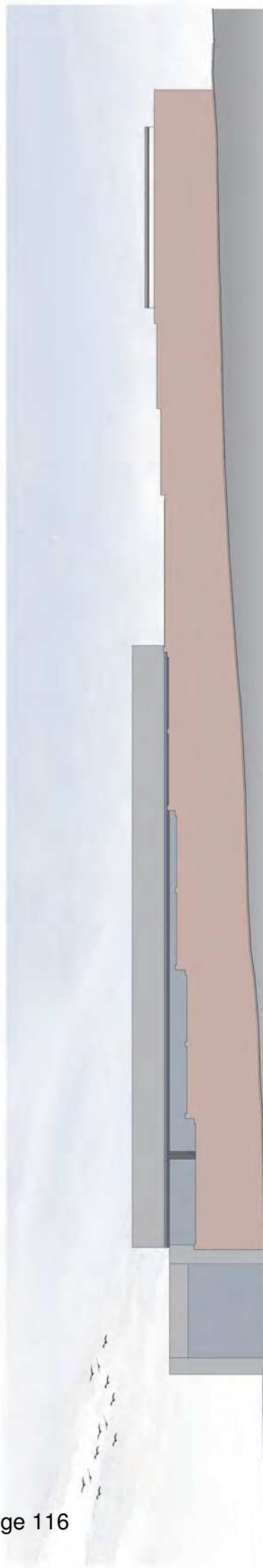
TROUT ROAD



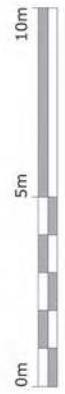
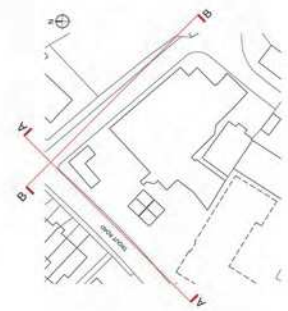




NORTH WEST ELEVATION A-A



NORTH EAST ELEVATION B-B

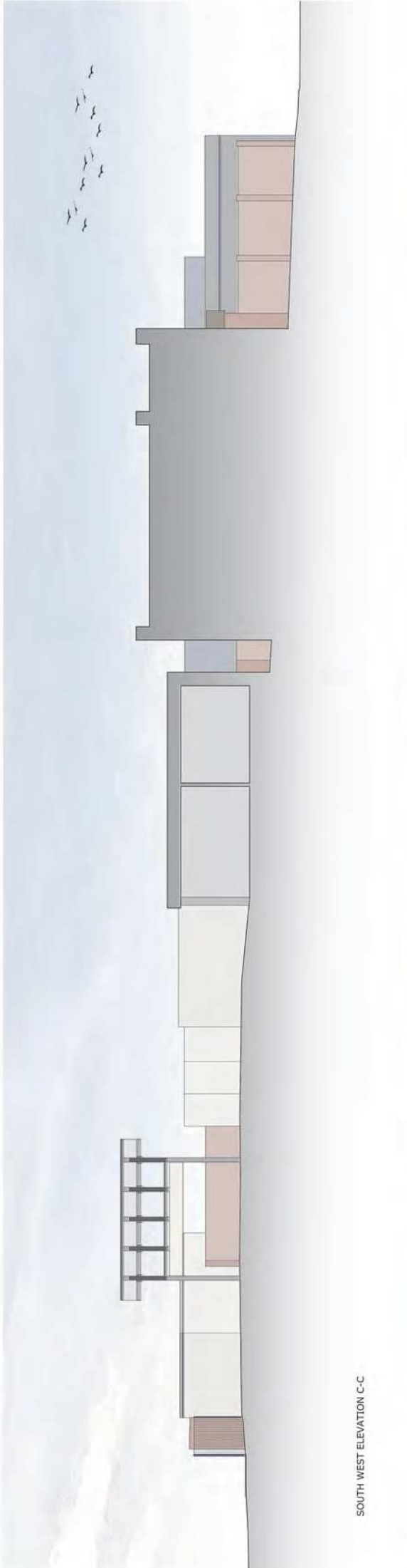


REV	DATE	DESCRIPTION	BY	CHK
01	08/09/2016	Issue for Planning		

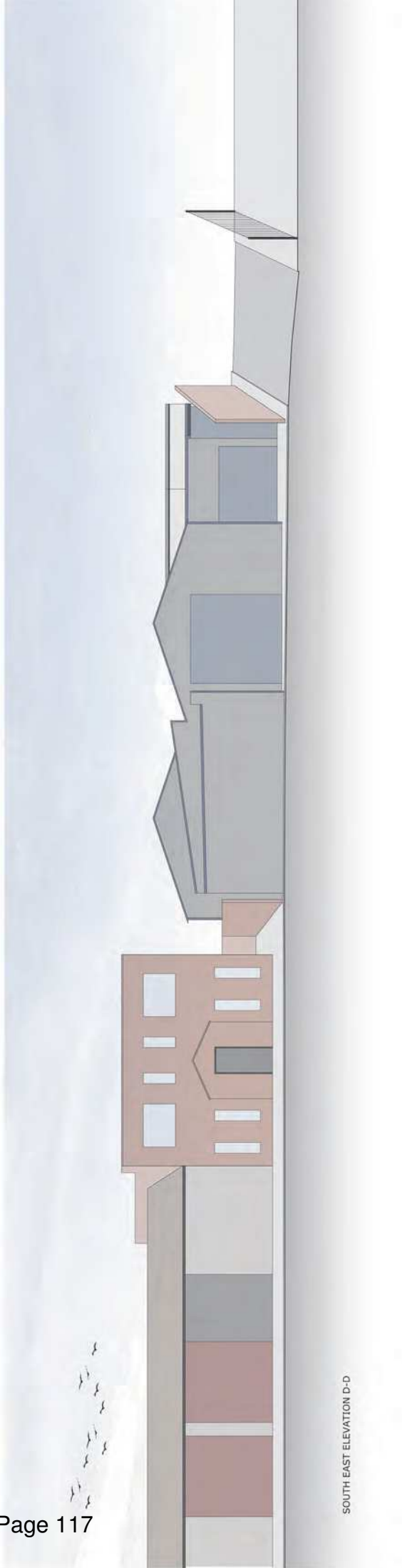
CLIENT
 WVC Group
PROJECT
 Orislow Mills
 Trout Road, West Drayton
 Dundee, Scotland, DD8 1PH
 www.willcoxandmeilwes.com

DRAWING TITLE
 Elevation North West and North East Elevations
PROJECT NO. 207
DATE 08/09/2016
REVISED DATE 09/09/2016
SCALE 1:100 @ A2
STATUS For Approval
FOR APPROVAL BY RIBA #

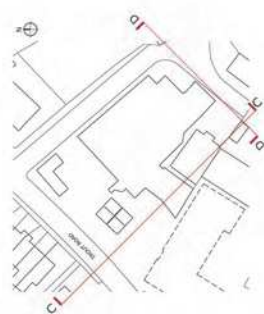
willcox and meilwes



SOUTH WEST ELEVATION C-C



SOUTH EAST ELEVATION D-D



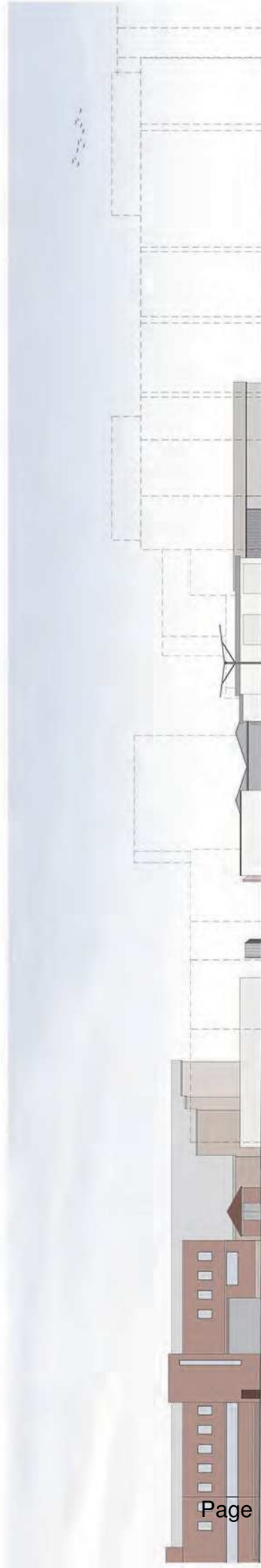
REV	DATE	DESCRIPTION	DRAWN
01	10/10/2016	Issue for Planning	DR

CLIENT
 WVC Group
PROJECT
 Orislow Mills
 Trout Road, West Drayton
 Glasgow, G12 8JN
 01436 811111
 www.wvcgroup.co.uk

willcox and meilwes

ISSUANCE TITLE	DATE	SCALE
Elevation North West and North East Elevations	08/09/2016	1:100 @ A2
PROJECT NO.	DATE	STATUS
207	08/09/2016	For Approval
REV NO.	DATE	BY
030	00	00
CD	CD	BW

RIBA #



NORTH WEST EXISTING STREET SCENE



PROJECT 217 02/01/15	CLIENT WMC Group 7 Front Road, West Droych Dundee, Scotland DD9 1JG	DATE 15/09/15	SCALE 1:100 @ A1
PROJECT NO. 217	PROJECT NAME Dundee Mills	DATE 15/09/15	SCALE 1:100 @ A1
PROJECT NO. 217	PROJECT NAME Dundee Mills	DATE 15/09/15	SCALE 1:100 @ A1
PROJECT NO. 217	PROJECT NAME Dundee Mills	DATE 15/09/15	SCALE 1:100 @ A1

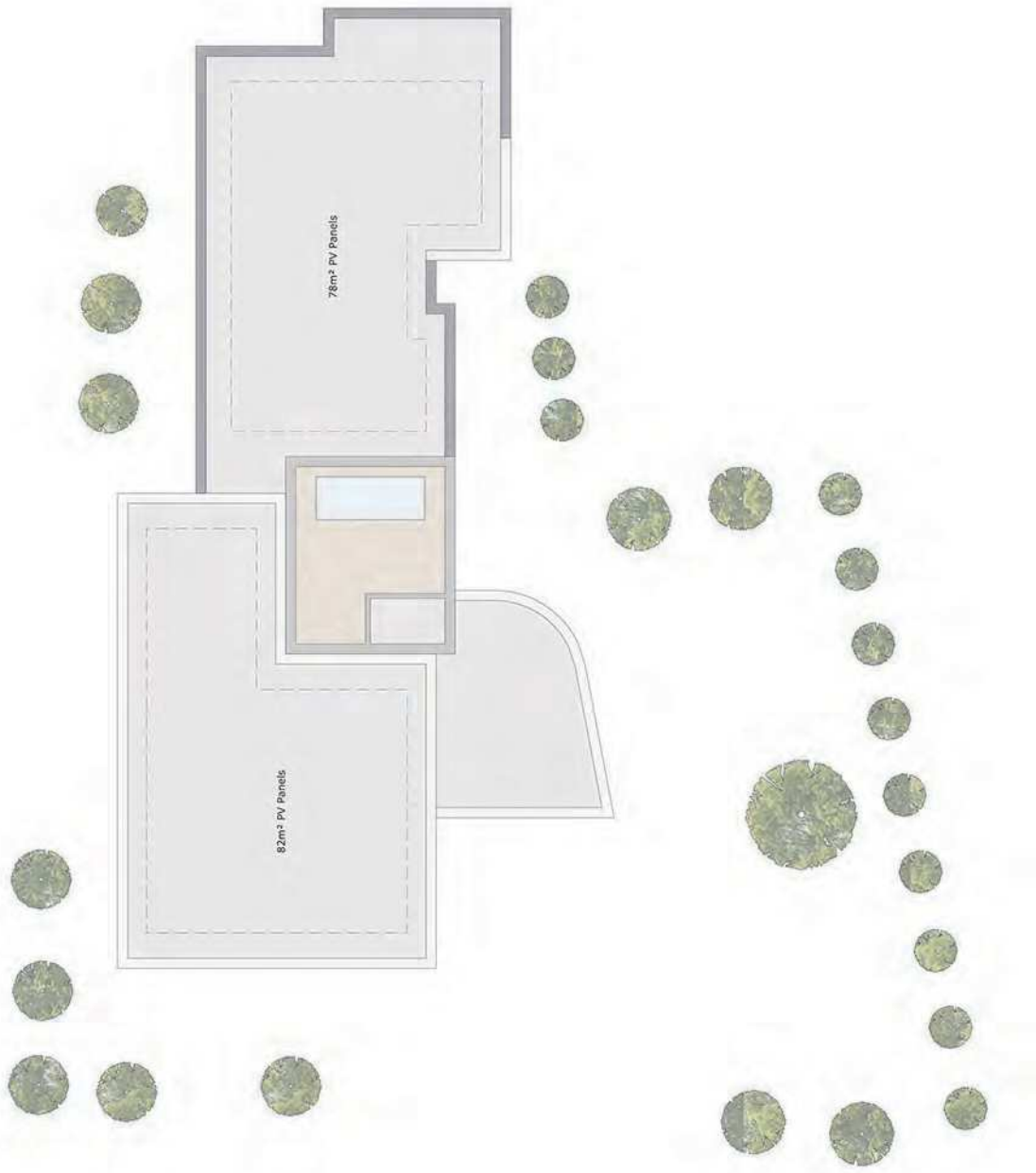






PROJECT	Ground Floor Plan	DATE	11/18/15
CLIENT	WFC Group	DESIGNER	Willcox and Meilwies
PROJECT NO.	15-0015	SCALE	As Shown
PROJECT NAME	Front Block West Entry	DATE	11/18/15
PROJECT ADDRESS	1000 West 10th Street, Suite 100, Denver, CO 80202	PROJECT TYPE	For Approval
PROJECT PHASE	Final Design	PROJECT NO.	15-0015
PROJECT STATUS	Final Design	PROJECT NAME	Front Block West Entry
PROJECT LOCATION	1000 West 10th Street, Suite 100, Denver, CO 80202	PROJECT TYPE	For Approval
PROJECT NO.	15-0015	PROJECT NAME	Front Block West Entry
PROJECT ADDRESS	1000 West 10th Street, Suite 100, Denver, CO 80202	PROJECT TYPE	For Approval
PROJECT PHASE	Final Design	PROJECT NO.	15-0015
PROJECT STATUS	Final Design	PROJECT NAME	Front Block West Entry





Neighbouring buildings drawn as consented.
 Planning Refs:
 38058/APP/2013/1756
 3678/APP/2015/4016



DATE	DESCRIPTION	BY



Neighbouring buildings drawn as consented.
 Planning Refs:
 38059/APP/2013/1756
 3678/APP/2015/4016

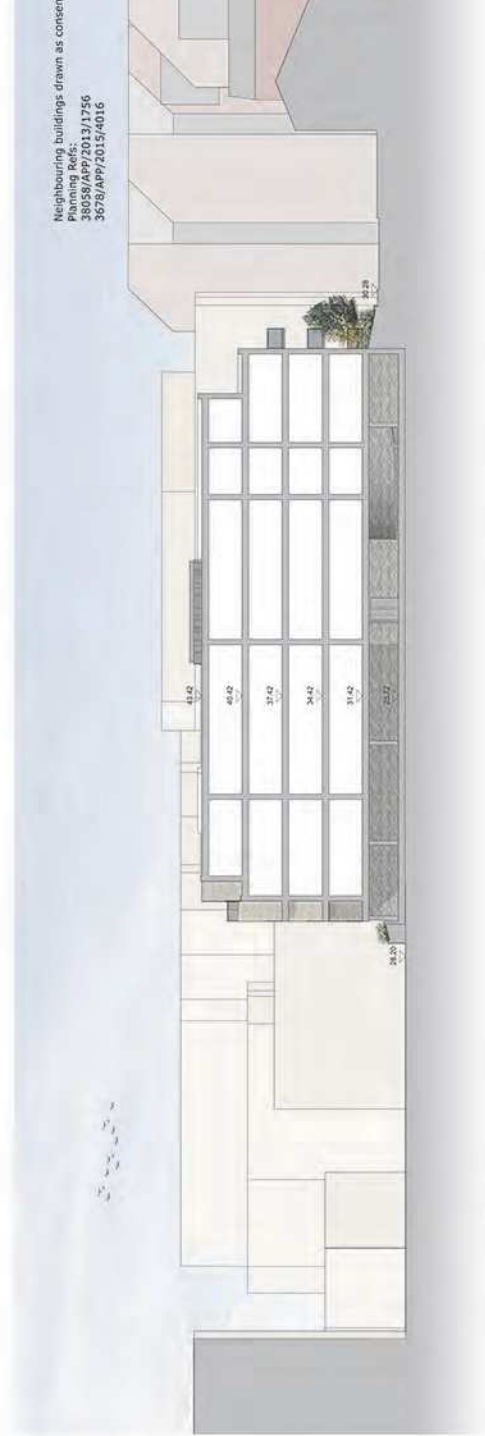


PROJECT NAME	WVC Group
PROJECT ADDRESS	27 Front Road, West Droysholm Dunfermline, Fife KY11 1JG
DATE	01/06/15
SCALE	1:100 @ A1
FOR	For Approval
RIBA #	

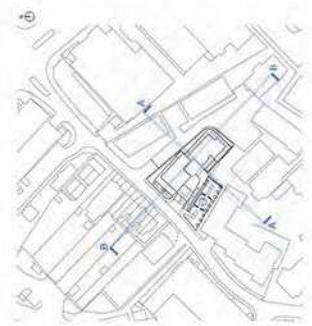




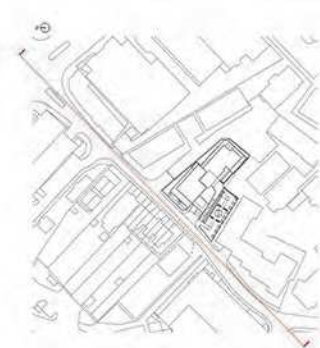
Section AA



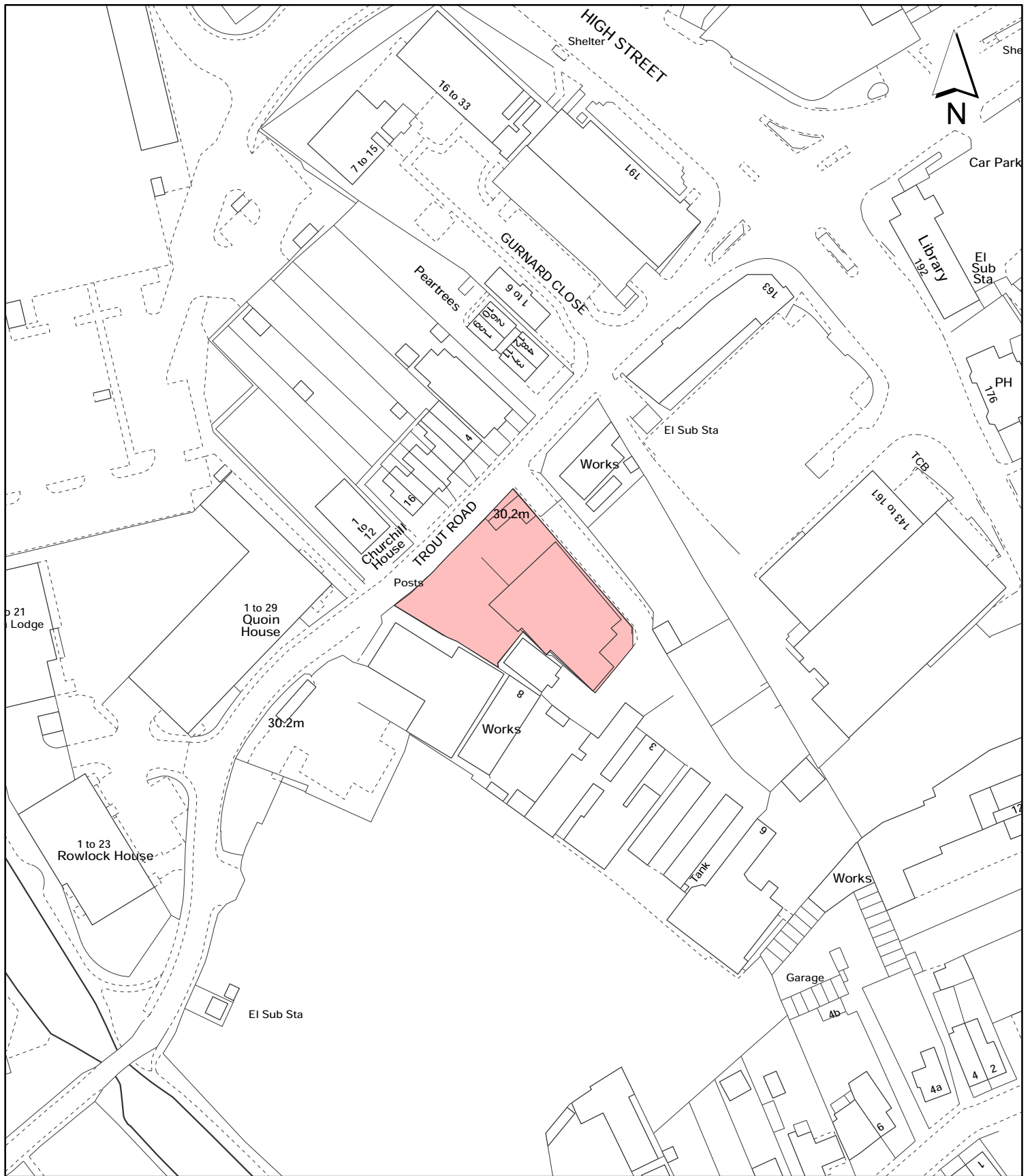
Section BB



Neighbouring buildings drawn as consented.
 Planning Refs:
 38058/APP/2013/1756
 3678/APP/2015/4016



NAME: WCC Group ADDRESS: 10000 TRAFALGAR BLVD, WEST DRAYTON MIDDLESEX, M20 9EJ TEL: 0208 811 1111 FAX: 0208 811 1111 WWW: www.willcoxandmeilwies.com		DRAWING NO: 2015/04016 DATE: 15/06/15 DRAWN BY: JH CHECKED BY: RW FOR APPROVAL:	
SCALE: 1:100 DATE: 15/06/15		RIBA #	



Notes:

 Site boundary

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Site Address:

Onslow Mills

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

Planning Application Ref:
1724/APP/2016/3513

Scale:
1:1,250

Planning Committee:
Major Page 131

Date:
August 2017



HILLINGDON
 LONDON

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