



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY 30 OCTOBER
2018

Time: 7.00 PM

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

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting may also be
broadcast live.

This Agenda is available online at:
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camera and scan the code below:



To Councillors on the Committee

Councillor Ian Edwards (Chairman)
Councillor David Yarrow (Vice-Chairman)
Councillor Shehryar Ahmad-Wallana
Councillor Mohinder Birah
Councillor Nicola Brightman
Councillor Roy Chamdal
Councillor Alan Chapman
Councillor Jazz Dhillon
Councillor Janet Duncan

Published: Monday 22 October 2018

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Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

Useful information for residents and visitors

Watching & recording this meeting

You can watch the public part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

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

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A useful guide for those attending Planning Committees

Petitions, Speaking and Councillors

Petitions – Those who have organised a petition of 20 or more people who live 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. The Chairman may vary speaking rights if there are multiple petitions

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 meeting works

The planning committees consider the more complex or controversial proposals for development and also enforcement action.

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

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

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

The procedure will be as follows:-

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

How the Committee makes decisions

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. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

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

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

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

Agenda

Chairman's Announcements

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

PART I - Members, Public and the Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	98 Pole Hill Road, Hillingdon 10668/APP/2017/4219	Charville	Conversion and extension garage to form an annexe. Recommendation: Refusal	7 – 14 110 – 117

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Navant Centre, Printing House Lane, Hayes 4210/APP/2018/2821	Botwell	Two storey side extension Recommendation: Approval	15 – 30 118 – 123

8	1A Pole Hill Road, Hillingdon 58843/APP/2018/2843	Hillingdon East	Single storey rear extension Recommendation: Approval	31 – 40 124 – 133
9	60 Carfax Road, Hayes 51061/APP/2018/2973	Pinkwell	Single storey rear extension involving demolition of existing rear extension Recommendation: Approval	41 – 50 134 – 140
10	S106 Quarterly Monitoring Report			51 – 82

PART II - MEMBERS ONLY

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

11	ENFORCEMENT REPORT	83 – 92
12	ENFORCEMENT REPORT	93 – 100
13	ENFORCEMENT REPORT	101 – 108

PART I - Plans for Central and South Planning Committee 109 – 140

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Minutes



CENTRAL & South Planning Committee

9 October 2018

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Roy Chamdal, Alan Chapman, Jazz Dhillon and Janet Duncan</p> <p>LBH Officers Present: James Rodger (Head of Planning and Enforcement), Meghji Hirani (Planning Contracts & Planning Information), Glen Egan (Office Managing Partner - Legal Services) and Armid Akram (Highways Development Control Officer) and Liz Penny (Democratic Services Officer)</p>
106.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
107.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Dhillon declared a non-pecuniary interest in agenda item 10 (1 and 3 Conway Drive) and left the room prior to the discussion of this item. Councillor Ahmad-Wallana declared a non-pecuniary interest in agenda item 11 (Halls Business Centre) and left the room prior to the discussion of this item.</p>
108.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>RESOLVED That: the minutes of the meetings dated 29 August 2018 and 18 September 2018 be approved as an accurate record.</p>
109.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
110.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were Part 1 and would be considered in public.</p>
111.	<p>NATS SITE - 43853/APP/2018/2902 (<i>Agenda Item 6</i>)</p> <p>This item was withdrawn prior to commencement of the meeting.</p>

112.	<p>93 MIDHURST GARDENS, HILLINGDON - 32694/APP/2018/2298 <i>(Agenda Item 7)</i></p> <p>Single storey side/rear extension and first floor rear extension and conversion from single dwelling to 1 x 2-bed self contained flat and 1 x studio flat.</p> <p>Officers presented the report and highlighted the information in the addendum. It was noted that there was a correction to the item description on the front pages of the agenda.</p> <p>Members were informed that the proposed development met the criteria stipulated by the London Plan and would not cause detrimental living conditions for future occupiers. Sufficient off street parking and private amenity space would be provided. It was also considered that the proposal would have an acceptable impact on the street scene and the additions would appear subordinate to the main dwelling house. The application was recommended for approval.</p> <p>Members were satisfied that the proposal met the Council's standards. However, the Committee sought clarification with regards to the parking arrangements at the site. It was confirmed that the spaces to the rear would be for the use of the first floor flat, whilst the spaces to the front belonged to the ground floor flat. Members agreed that authority be delegated to the Head of Planning and Enforcement to draft a condition to clarify said parking arrangements.</p> <p>Councillors requested that, should similar applications be received in the future, officers include photographs of the driveways to the rear in their presentation as Members would find this helpful.</p> <p>Members agreed that, subject to the additional condition, the application was acceptable. The officer's recommendation was moved, seconded and, when put to a vote, unanimously approved.</p> <p>RESOLVED That:</p> <ol style="list-style-type: none"> 1. the application be approved subject to the addendum; 2. authority be delegated to the Head of Planning to add a condition regarding the agreed parking arrangements at the site.
113.	<p>1372 UXBRIDGE ROAD - 5625/APP/2018/2518 <i>(Agenda Item 8)</i></p> <p>This item was withdrawn prior to commencement of the meeting.</p>
114.	<p>37 MERTON AVENUE, HILLINGDON - 73467/APP/2018/2674 <i>(Agenda Item 9)</i></p> <p>This item was withdrawn prior to commencement of the meeting.</p>
115.	<p>1 AND 3 CONWAY DRIVE - 73741/APP/2018/2574 <i>(Agenda Item 10)</i></p> <p>First floor side/rear extension to No.1 and first floor rear extension to No.3</p> <p>Councillor Dhillon had declared an interest in this item therefore left the room prior to the discussion.</p> <p>Officers presented the application which sought planning permission for a first floor</p>

side/rear extension to No.1 and an infill rear extension at first floor level to No.3 Conway Drive. Members were informed that the application was a resubmission and was recommended for refusal as it was not considered acceptable by reason of its size and scale. It was suggested that the proposal did not comply with the terms of the Hillingdon Design and Accessibility Statement as it would not be subordinate to or match the existing property.

Members commented that the proposed development would be to the rear so would not be easily visible from the public highway. It was felt that, since No.3 had already been extended, the proposed infill to No.1 would mirror the existing extension and would improve the overall appearance of the site.

Members raised no objections to the proposal and recommended that it be approved. It was agreed that authority be delegated to the Head of Planning and Enforcement to draft the standard conditions applicable to such developments.

Members moved a motion recommending that the officer's recommendation be overturned. The motion was seconded and, when put to a vote, unanimously approved.

RESOLVED That: the application be approved subject to:

- 1. Delegated authority to the Head of Planning and Enforcement to draft the additional standard conditions required.**

116. **HALLS BUSINESS CENTRE, UNIT 1C, PUMP LANE - 73938/APP/2018/2388**
(Agenda Item 11)

Change of use from warehouse (Use Class B8) to a mixed use comprising restaurant and shisha lounge (Use Class A3/Sui Generis)

Councillor Ahmad-Wallana had declared an interest in this item therefore left the room prior to the discussion.

Officers presented the report which sought a change of use from a warehouse to a mixed use comprising restaurant and shisha lounge. Members were informed that such units were generally restricted to industrial use under the terms of policy LE2 of the Hillingdon Local Plan. It was possible for exceptions to be made in certain circumstances but these did not apply in this case. The requested change of use was deemed unacceptable as it failed to provide off street parking provision for the proposed restaurant / shisha lounge. Moreover, the proposal would result in a loss of industrial / warehousing space within an IBA. The Head of Planning and Enforcement suggested the addition of a third refusal reason relating to concerns around pedestrian safety given the lack of adequate footway networks and street lighting in the area.

Members stated that the application was unacceptable for all the aforementioned reasons and agreed that authority be delegated to the Head of Planning to word the additional rationale for refusal as discussed.

Members moved and seconded the officer's recommendation, subject to the additional reason for refusal proposed and, upon being put to a vote, this was unanimously agreed.

RESOLVED That: the application be refused subject to:

- 1. Delegated authority to the Head of Planning and Enforcement to word the**

	additional third reason for refusal.
117.	<p>20 HIGH STREET, UXBRIDGE - 1337/APP/2018/946 (<i>Agenda Item 12</i>)</p> <p>Change of use of the first and second floor from office use (Class B1) to two x 1 bed flats and two x 2 bed flats (Class C3) and associated internal and external alterations.</p> <p>Officers presented the report and highlighted the addendum. The application sought full planning permission for the change of use of existing first and second floor offices to residential accommodation and associated internal and external alterations. Members were informed that no objections were raised to the principle of the development and it was considered that the proposals would provide an acceptable living environment for future occupants. The property did not benefit from external space sufficient to provide parking therefore the development would be car free.</p> <p>With reference to the S106 agreement, it was requested that authority be delegated to the Head of Planning to draft wording which did not exclude blue badge holders.</p> <p>Members welcomed the application but sought clarification that the development offered sufficient headroom to the rear of the property. The Committee also requested verification that the usable floor space in the proposed flats complied with Council standards. It was confirmed that the headspace and overall floor space had been measured and were deemed to be acceptable.</p> <p>RESOLVED That: the application be approved subject to:</p> <ol style="list-style-type: none"> 1. the addition of a condition as per the addendum; 2. delegation of authority to the Head of Planning and Enforcement to re-word the terms of the Section 106 agreement as discussed.
118.	<p>20 HIGH STREET, UXBRIDGE - 1337/APP/2018/947 (<i>Agenda Item 13</i>)</p> <p>Change of use of the first and second floor from office use (Class B1) to two x 1 bed flats and two x 2 bed flats (Class C3) and associated internal and external alterations (Application for Listed Building Consent).</p> <p>Officers presented the report which sought consent for works to a three-storey (plus basement) Grade II listed building located in Uxbridge Town Centre which currently accommodated a cafe at ground floor level and offices above.</p> <p>The Committee was advised that, since the building was 'listed', conservation officers had been involved in the design and layout of the flats to ensure minimum impact on the internal fabric of the building. Moreover, the original features were to be retained in the proposed design.</p> <p>The Committee moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED That: the application be approved.</p>
	ADDENDUM

The meeting, which commenced at 7.00 pm, closed at 7.35 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. 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, Transportation and Regeneration

Address 98 POLE HILL ROAD HILLINGDON

Development: Conversion and extension of detached garage to form annexe

LBH Ref Nos: 10668/APP/2017/4219

Drawing Nos: PL-03
PL-04
PL-05
PL-02
PL-06
PL-01 Received 19-06-2018

Date Plans Received: 22/11/2017

Date(s) of Amendment(s): 07/12/2017

Date Application Valid: 06/09/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a detached two storey dwelling located on the eastern side of Pole Hill Road, within the Developed Area with a PTAL score of 1a (Very poor) as identified within the Hillingdon Local Plan (November 2012). The property is set back back from the road and is constructed of red brick under a hipped roof. The loft has been converted with two rooflights in the front roofslope and one to the rear. The property has been previously extended by way of two rear conservatories. The rear garden slopes down to the east towards the driveway serving 100a, 102a and 104a Pole Hill Road to the rear. A detached double garage building is located to the rear. The area is residential in character.

1.2 Proposed Scheme

The application seeks planning permission for the conversion and extension of the existing garage to an annexe.

1.3 Relevant Planning History

10668/APP/2013/1473 98 Pole Hill Road Hillingdon

Part two storey, part single storey rear extension and roof extension to create additional habitable roofspace and change of use from use class C3 (Residential) to use class C2 (residential institutions) to be used as a 10-bedroom Nursing Home

Decision Date: 01-07-2013

Withdrawn

Appeal:

10668/APP/2013/2344

98 Pole Hill Road Hillingdon

Part two storey, part single storey rear extension and roof extension to create additional habitable roofspace and change of use from residential (Use Class C3) to a 10-bedroom Nursing Home (Use Class C2 - residential institutions)

Decision Date:

Appeal:

Central & South Planning Committee - 30th October 2018

PART 1 - MEMBERS, PUBLIC & PRESS

05-11-2013 Withdrawn
10668/C/77/0888 98 Pole Hill Road Hillingdon
Erection of bungalow. (r/o)

Decision Date: 31-08-1977 **Refused** **Appeal:**

Comment on Planning History

The relevant planning history is listed above.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

9 neighbouring properties were consulted by letter dated 7.12.17 and a site notice was displayed to the front of the site which expired on 10.1.18. Following concerns raised about the certificate of ownership, the application was made invalid and a corrected red edge and certificate of ownership was submitted. All neighbours were re-consulted by letter on 7 September 2018.

7 letters of objection and a petition signed by 40 signatories, was submitted raising the following concerns:

1. This would represent a self-contained dwelling
2. Additional parking would cause concerns in terms of the use of the narrow rear access driveway
3. Occupants have previously experienced significant disruption in terms of development in the nearby school
4. Insufficient manoeuvring space to access proposed parking spaces without encroachment onto private land.

Highways Officer:

This application is for the extension and conversion of an existing garage in Pole Hill Road Hillingdon to create a 1b dwelling. Pole Hill Road is a local road on the Council road network. The site has a PTAL value of 1a (very poor) so there will be a very strong reliance on private car trips to and from the site. The vehicular access to the site is off a private access road to the rear of the property which I presume the applicant has the right to use. The layout plan shows two parking spaces provided off the access road which is probably not more than 3m wide. I would like the applicant to demonstrate using an autotrak analysis how a car would access and egress the spaces without using adjacent land in another's ownership. There are no plans showing cycle storage for either the existing dwelling with the garage in another use or for the dwelling itself. If you are of a mind to recommend approval please condition 3 secure covered cycle parking spaces along with refuse/recycling bins for the new dwelling. In the light of the above comments please ask the applicant for a plan as requested. If this information is not forthcoming I suggest you refuse this application.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.5	(2016) Quality and design of housing developments
NPPF	National Planning Policy Framework

5. MAIN PLANNING ISSUES

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

The proposed extended outbuilding would be positioned at the end of the rear garden and would comprise of a footprint of 44 square metres and height of 4.17m. A building of such a size, scale and height is considered to be uncharacteristic of an outbuilding within a domestic curtilage and would, in fact, compete with the existing dwelling, rather than being a subordinate structure contained within the rear garden. Due to the extended outbuildings significant size, it would be readily visible from the rear gardens of surrounding dwellings and therefore, it is considered to be an incongruous addition to the residential environment, which is harmful to the character and appearance of the existing dwelling and the wider area and is considered contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policies BE20 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

(November 2012) give advice that new developments in residential areas should not result in the loss of sunlight or loss of host and neighbouring residential amenity, and that they should protect the privacy of both the host and neighbouring buildings.

Section 9 of the HDAS Residential Extensions Guidance, states: Outbuildings cannot be used as a separate business unit or as a self contained residential unit, as these could lead to a number of privacy, overlooking, noise and disturbance problems. If it is intended to use the outbuilding for any of these uses, the proposal will be refused planning permission.

Schedule 2, Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) states that a building within the curtilage of the dwellinghouse will be permitted if it is required for a purpose incidental to the enjoyment of the dwellinghouse. Similarly the HDAS - Residential Extensions indicates that such buildings will only be granted permission if the outbuilding is to be used for normal domestic uses related to the residential use of the main house.

The submitted floor plan indicates that the extended outbuilding would be subdivided into 4 rooms comprising of a kitchen/living/dining room, a lobby, a bathroom and a double bedroom measuring 14 square metres. No justification has been provided for the proposed annexe. The proposed extended outbuilding, given its internal layout and the availability of independent access to it, is considered to be capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted. Its use for residential purposes would lead to impacts on adjacent neighbouring properties, including that of the host dwelling, by way of loss of privacy and in particular relating to the use of the garden. The proposal is therefore contrary to Policies BE19, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

Despite the size of the proposed outbuilding, sufficient space is retained to comply with the Council's guidelines in terms of private amenity space.

Policy AM7 of the Hillingdon Local Plan: Part 2 - 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 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards. The submitted plans indicate that two parking spaces would be provided to the side of the extended outbuilding which are to replace the two spaces currently accommodated within the garage. It is noted that sufficient off street parking can be provided to the front of the property to meet the Council's parking standards. The applicant has submitted confirmation of a right of access along the rear access lane to the garage. However, due to the restricted width of the access lane, it would not be possible to access the proposed two parking spaces without encroachment onto land not under the applicants ownership. The proposed plans do not indicate how the vehicular parking spaces adjacent to the proposed extended outbuilding will be accessed and therefore it has not been possible to assess whether the proposal would provide satisfactory vehicular entrance and egress to the site, a situation which would be to the detriment of public and highway safety and therefore contrary to policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

Whilst no justification has been submitted in support of the granny annexe use of the

extended outbuilding, the desire to deal with the personal needs of other family members is acknowledged. However, the extended building proposed is a substantial structure which would be likely to have a substantial lifespan. The length of time such needs exist is likely to be much less than the lifespan of the building, which would then raise an issue about what happens if those needs end well before the lifespan of the building. A condition does not deal with this matter. Furthermore, there are many cases where alternative internal layouts and/or extensions to existing properties have addressed such needs.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The detached extended outbuilding, by reason of its size, scale, bulk, excessive footprint and height, results in an over dominant and visually obtrusive form of development, to the detriment of the visual amenity of the surrounding residential properties and the character and appearance of area. Therefore the proposal is contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposed plans do not indicate how the vehicular parking spaces adjacent to the extended outbuilding will be accessed and therefore it has not been possible to assess whether the proposal would provide satisfactory vehicular entrance and egress to the site. The proposal would thus be to the detriment of pedestrian and highway safety and therefore contrary to policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3 NON2 Non Standard reason for refusal

The detached extended outbuilding, by reason of its size, scale, excessive footprint, internal layout, provision of facilities and the availability of independent access to it, is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted, due to the impact on the existing and adjoining dwellings and the requirement for car parking and amenity space. It is therefore contrary to policies AM14, BE19, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1 On this decision notice policies from the Council's 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 (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Council's 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.

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

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

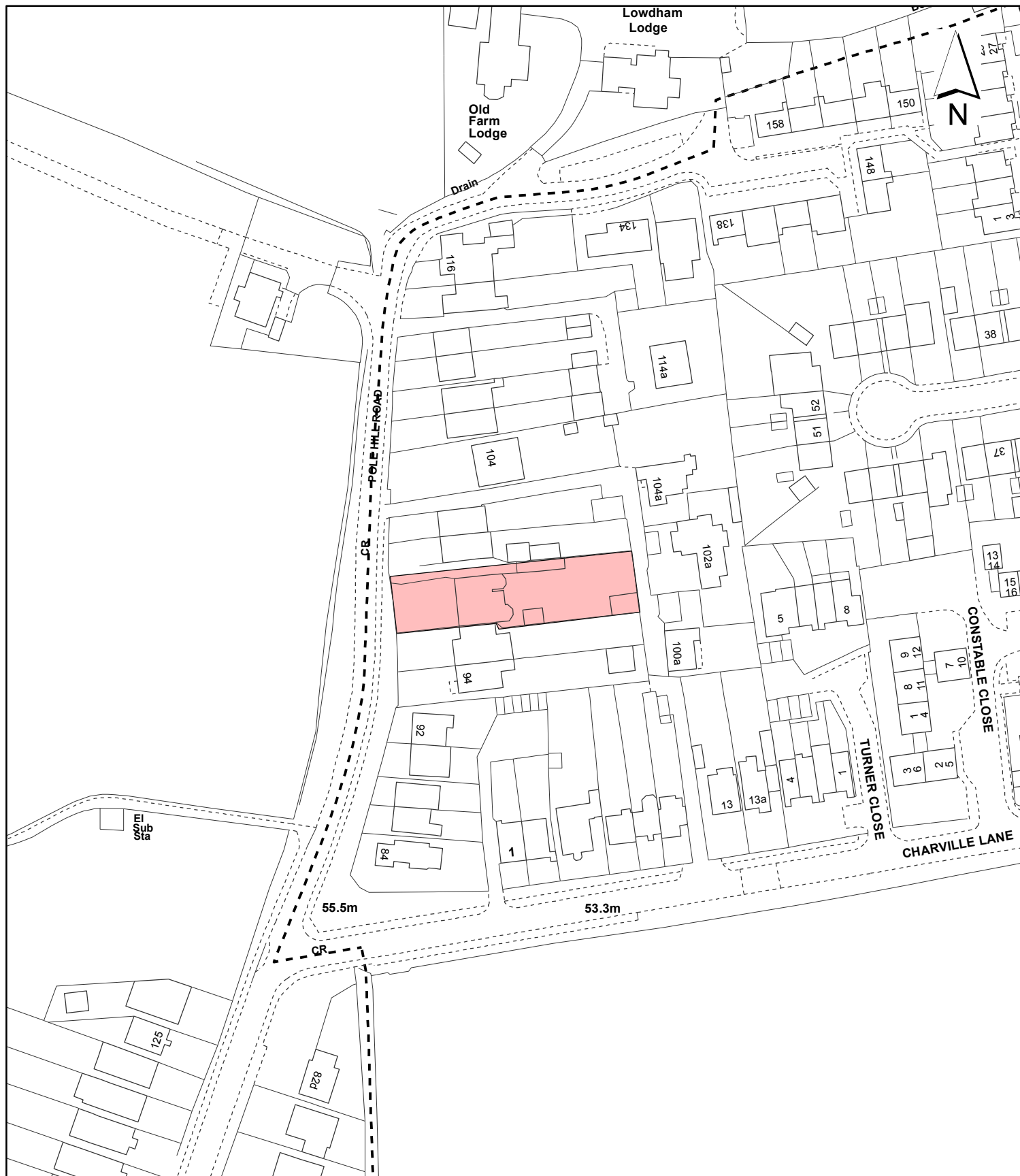
Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.5	(2016) Quality and design of housing developments
NPPF	National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**98 Pole Hill Road
Hillingdon**

Planning Application Ref:

10668/APP/2017/4219

Scale:

1:1,250

Planning Committee:

Central & South

Date:

October 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address NAVNAT CENTRE PRINTING HOUSE LANE HAYES

Development: Development of a children's play area to the rear on part of existing field

LBH Ref Nos: 4210/APP/2018/2821

Drawing Nos: E-mail from Agent Dated 4th September 2018
E-mail from Agent Dated 21st September 2018
J452SP1704 (Technical/Data Sheet)
J454sp1600 (Technical/Data Sheet)
J4807 (Technical/Data Sheet)
J511 (Technical/Data Sheet)
J853 (Technical/Data Sheet)
J2400 (Technical/Data Sheet)
J2410 (Technical/Data Sheet)
J2535 (Technical/Data Sheet)
J3410 (Technical/Data Sheet)
J3338A (Technical/Data Sheet)
J864 (Technical/Data Sheet)
Proposed Plan (Dated 21/06/2018)
Proposed Plan and Side Elevation (Dated 30/07/2018)
JPS10-J (Technical/Data Sheet)
UKFIECOMC4-WP (Technical/Data Sheet)
Location Plan Rev. B (Dated 04/09/2018)
1806.19587 Rev. B (Proposed Site Plan)

Date Plans Received:	30/07/2018	Date(s) of Amendment(s):	24/09/2018
Date Application Valid:	30/07/2018		04/09/2018
			21/09/2018
			30/07/2018

1. SUMMARY

This application seeks permission for the development of a play area to the rear of the community centre building on part of the existing field. It is considered that the proposal is acceptable in principle and does not have an unacceptable impact on the openness of the Green Belt, the street scene, residential amenity, parking or traffic generation. Hence, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans, numbers:

Location Plan Rev. B (Dated 04/09/2018);
Site Plan Rev. B (Dated 04/09/2018);
Proposed Plan (Dated 21/06/2018)
Proposed Plan and Side Elevation (Dated 30/07/2018);
J2400 (Technical/Data Sheet);
J2410 (Technical/Data Sheet);
J2535 (Technical/Data Sheet);
J3410 (Technical/Data Sheet);
J3338A (Technical/Data Sheet);
J452SP1704 (Technical/Data Sheet);
J454sp1600 (Technical/Data Sheet);
J4807 (Technical/Data Sheet);
J511 (Technical/Data Sheet);
J853 (Technical/Data Sheet);
J864 (Technical/Data Sheet);
JPS10-J (Technical/Data Sheet);
UKFIECOMC4-WP (Technical/Data Sheet);

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 (2016).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

NPPF9	NPPF - Protecting Green Belt land
LPP 7.16	(2016) Green Belt
LPP 3.16	(2016) Protection and enhancement of social infrastructure
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

3 I70 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

4

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

3. CONSIDERATIONS

3.1 Site and Locality

The application site consists of part of a sports field of the overall community centre site which also encompasses the surrounding sports field, community centre and car park. The site is located on the west side of Printing House Lane, with commercial buildings to the south and east, residential buildings to the north and Green Belt to the north and west.

3.2 Proposed Scheme

This application seeks permission for the development of a play area to the rear of the community centre building on part of the existing field. The play area would be approximately 1189 square metres in footprint and would utilise 24 pieces of equipment.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

NPPF9 NPPF - Protecting Green Belt land

LPP 7.16 (2016) Green Belt

LPP 3.16 (2016) Protection and enhancement of social infrastructure

BE13 New development must harmonise with the existing street scene.

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

BE21 Siting, bulk and proximity of new buildings/extensions.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

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

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

OL4 Green Belt - replacement or extension of buildings

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

R4 Proposals that would involve the loss of recreational open space

R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **26th September 2018**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbouring properties were sent consultation letters and two objections were received from one member of the public on behalf of local residents. The following issues were raised:

1. Impact of the proposal on the local highways and scope for increased congestion
2. Coaches regularly obstruct the road for events
3. The premises is being hired to local firms for their employees to park their vehicles.

Sport England:

The site is considered to constitute playing field, or land last used as playing field, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). As such Sport England is a statutory consultee. Sport England has sought to consider the application in light of the National Planning Policy Framework (particularly Para. 97) and against its own playing fields policy. Unfortunately there is insufficient information to enable Sport England to adequately assess the proposal or to make a substantive response. Please therefore could the following information be provided as soon as possible: Could the applicant please provide a site plan showing the summer and winter playing pitch layout (including pitch and safety area dimensions specified) of the last few years and the proposed playing pitch layout if the development is constructed. Please could the applicant also confirm the usage of the sports field, including the teams who have or currently play at the site over the last five years. This would enable Sport England to understand the impact of the proposal on sport played on the sports field. Sport England's interim position on this proposal is to submit a holding objection. However we will happily review our position following the receipt of all the further information requested above. As I am currently unable to make a substantive response, in accordance with the Order referred to above, the 21 days for formally responding to the consultation will not commence until I have received all the information requested above. Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's holding objection, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

Officer Comment:

The applicant addressed the Sport England Comments with the following points:

- The fields have not been used for sports since its purchase in 2005. Prior to the purchase of the property, these fields were used as sports pitches by the BAA Sports Club the previous owner of the centre/land.
- There are no pitches on the site and it is not possible to provide plans with pitch layouts for winter and summer sports.
- In the last 5 years, no sports teams/users have used these fields for playing any sports. The fields have primarily been used for the community as recreation grounds for activities.
- The area used for the playground does not remove the ability of the remainder of the fields being used for sports.

Sport England Follow-Up:

Sport England - Statutory Role and Policy

It is understood that the site forms part of, or constitutes land last used as playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). However, the information that has been forwarded to Sport England following its initial consultation response, along with subsequent consultation with Sport National Governing Bodies and aerial photographs, suggests that the playing field has not been used for at least five years. In light of this is information the consultation with Sport England is now not considered a statutory requirement.

Notwithstanding the non-statutory nature of the consultation, Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 97) and against its own playing fields policy, which states:

'Sport England's will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

all or any part of a playing field, or land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England applies its policy to any land in use as playing field or last used as playing field and which remains undeveloped, irrespective of whether that use ceased more than five years ago. Lack of use should not be seen as necessarily indicating an absence of need for playing fields in the locality. Such land can retain the potential to provide playing pitches to meet current or future needs.

The Proposal and Impact on Playing Field

The application proposes to erect a play area on an area of playing field that has, in the past, had playing pitches marked.

Assessment against Sport England Policy

The proposed play area would be located on an area of playing field that has had playing pitches marked, albeit circa 2003, therefore it is part of playing field that could be used for playing pitches. Sport England acknowledges the lack of recent usage for sport but the NPPF, paragraph 97, and Sport England's Playing Field Policy does not have caveats relating to lack of use over time. Since the London Borough of Hillingdon does not have an up-to-date and robust Playing Pitch Strategy, Sport England cannot conclude that there is a surplus of playing field land within the borough. As a result, despite the provision of an area for play for children is welcomed, Sport England cannot support a play area in the location proposed as it does not comply with its Planning Policy. It is, therefore, recommended that the proposed play area is relocated to another position on the site, such as what appears to be the 'garden' area in between the main building and the playing field where there currently appears to be benches (according to aerial photographs).

Conclusion

In light of the above, Sport England does not consider to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 97 of the NPPF and would encourage that an alternative location, not on the playing/sports field, is explored.

Internal Consultees

Trees and Landscaping Officer:

This site is occupied by a sports field with a club house and large car park to the west of Printing House Lane. There are no TPO or Conservation Area designations affecting the site, although it lies within the Green Belt.

COMMENT: No trees or other landscape features of merit will be affected by the proposal. The play area will be sited to the rear (west) of the club house and will be relatively discrete - out of the public eye and some distance from the nearest houses. The fixed play equipment will be underlain with safety surfacing and will be accommodated within an area measuring 41m x 29m. The spoil arising

from the construction/installation zone will be re-used within the play area to form shallow mounds, which will contribute to the play space. This formal play area will have little effect on the openness of the Green Belt.

RECOMMENDATION: No objection and no need for landscape conditions.

Flooding and Water Management Officer:

The proposals are not identified in an area at flood risk. No comments.

Access Officer:

In assessing this application, reference has been made to the 2016 London Plan and Policy 3.1 (Ensuring Equal Life Chances for All), Policy 3.6 (Children and Young People's Play and Informal Recreation Facilities), and Policy 7.2 (An Inclusive Environment). These policies seek to ensure that inclusive access is embedded into the infrastructure of services and facilities intended to provide young people with access to safe, good quality, well designed, secure and stimulating recreation provision. The proposed scheme does not demonstrate that inclusive access has been considered. The chosen equipment should make provision for children with a physical disability, as well as those with multiple, complex disability, and children with a sensory impairment. Provisions could include outdoor sound tubes, colour and lighting canopies, and other items that could stimulate the olfactory senses. The more traditional playground equipment should be selected to allow children with a physical disability, to include wheelchair users, to play alongside their non-disabled peers. Conclusion: further detail should be submitted to include a detailed Designed & Access Statement.

Highways Officer:

The applicant received pre-application advice associated with this site earlier this year for a wider planning proposal which included building extensions etc. However this current application is specifically focused on the "Play Area" aspect which would be located to the rear of the centre on a relatively small segment of an existing playing field. There is no other proposal for potential expansion presented and the ample on-site parking provisions are to remain unaltered.

Therefore in highway/transport terms, there would be no specific concern or detriment anticipated as a consequence of this 'change of use' from a playing field(part) to a play area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Although evidence suggests that the site has not accommodated sports pitches for several years, it is acknowledged that it formerly comprised British Airways Sports Ground and thus, easily lends itself to playing field use.

Paragraph 97 of the NPPF (2018) states that sports and recreational buildings and land, including playing fields, should not be built on unless one of five exceptions apply.

Policy 3.16 of the London Plan requires that additional and enhanced social infrastructure is provided to meet the needs of its growing and diverse population.

Part B of London Plan Policy 3.19 states:

"Development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Proposals that result in a net loss of sports and recreation facilities, including playing fields should be resisted."

Policy R4 of the Hillingdon Local Plan: Part Two states that the Local Planning Authority will not normally grant planning permission for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space, (including private playing fields), particularly if there is or would be a local deficiency in accessible open space.

Policy R5 of the Hillingdon Local Plan: Part 2 states that the Local Planning Authority will not grant planning permission for proposals which involve the loss of land or buildings used (or where the last authorised use was for) a sports stadium, outdoor or indoor sports and leisure facilities, public or community meeting halls, or religious, cultural and entertainment activities, unless adequate, accessible, alternative facilities are available.

Policy R10 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that the Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to the other policies of this plan.

"Sport England's Playing Field Policy - A Sporting Future for the Playing Fields of England" confirms that Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or part of a playing field, unless one of five exceptions applies.

The proposed play area would result in the loss of part of a private field, measuring 1,189 square metres in footprint. This field has previously been used as a playing field but has not been in use since 2003. The former playing field amounts to approximately 55,000 square metres. The total area lost would amount to approximately 2.2% of this space.

Taking the historic use of the site and the above mentioned policy objectives into consideration, it is important to carefully consider whether the proposal would result in any harm to playing field. Whether the site meets the statutory definition of playing field is therefore of direct relevance.

The Town and Country Planning (Development Management Procedure) (England) Order 2015, Schedule 4, Part J (i) and (ii) state:

"playing field" means the whole of a site which encompasses at least one playing pitch" and "playing pitch means a delineated area which, together with any runoff area, is of 0.2 hectares or more, and is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo, or cycle polo".

Further, the Development Management Procedure also states that it is only a requirement to consult Sport England "if the development is on land used as a playing field at any time in the 5 years before making a relevant application and which remains undeveloped."

This is reiterated in Paragraph 4 of Sport England's 'Playing Fields Policy and Guidance (March 2018).'

Taking this into consideration, it is noted that the existing site has no delineated areas and is not currently being used as a playing field. Sport England confirm that evidence indicates that the area for the proposed play area has had playing pitches marked but not since

2003. This concurs with advice from the applicant that the site has not accommodated playing pitches since at least 2005. Aerial photographs from the Council's GIS mapping system dating from 2008, 2012 and 2015, in addition to more recent aerial imagery on Google Maps, also show no evidence of pitches having been laid out at any of these dates. Thus, the area of land which this application relates to has not been used as a playing field for at least 5 years and is not considered to accord with the definition of a playing field. The development would not therefore be contrary to the above mentioned policy objectives and it is not necessary for the applicant to justify the loss of playing field in this instance.

Paragraph 15 of Sport England's 'Playing Fields Policy and Guidance (March 2018)' does however notably state:

"In line with the requirements of the 2015 Order, if such land was used as a playing field at any time in the five years before the making of a relevant planning application, then Sport England should be consulted as a statutory consultee. If its use as a playing field was over five years ago, Sport England would still expect to be consulted, albeit as a non-statutory consultee."

Accordingly, notwithstanding the lack of evidence to suggest that the site meets the definition of playing field, in accordance with best practice, Sport England have nevertheless been consulted on this application.

Sport England note that the site forms part of a playing field that could be used for playing pitches and despite the provision of an area of play for children, that they could not support the proposal as it does not comply with its Planning Policy. They recommended that the proposed play area is moved to another position on the site.

The comments received from Sport England have been taken into account but, as mentioned above, the site does not meet the statutory definition of 'playing field' and Sport England are not therefore a statutory consultee on this application. As such, should the Local Planning Authority be minded to grant planning permission for the proposal, contrary to Sport England's response, the application would not be referred to the Secretary of State, via the National Planning Casework Unit.

The proposal would replace part of the existing field, formerly used as a sports field, with a play area. Whilst not a sports facility in the traditional sense, it would nevertheless encourage outdoor play and physical activity for children, offering an alternative recreational facility in place of an underutilised part of the playing field. The play area would be located relatively close to the community centre building as part of a site which is only accessible to members of the community centre. Approximately 5.4 hectares of usable open space would remain, which could accommodate a large number of sports pitches in the future should circumstances change. The development would benefit the community centre and would serve to provide additional and enhanced social infrastructure in accordance with Policy 3.16 of the London Plan and Policy R10 of the Hillingdon Local Plan: Part Two.

The existing playing field is not currently publicly accessible and the proposal would result in gain in recreational infrastructure. Notably, the proposal would not result in a gain or loss of publicly accessible open space. The application site would also maintain approximately 54,000 square metres of the existing playing field. Given the extensive amount of space remaining, it is not considered that the small loss of a former playing field proposed would prejudice the use, or potential long-term use, of sport at this site. Hence, the resultant level of playing field which would remain on the application site is not considered to be

insufficient and the proposed play area would bring an uplift in recreational infrastructure. The proposal is not considered to result in any unacceptable loss of playing field in this instance and clearly accords with current planning policy which seeks to encourage social infrastructure and community use. Accordingly, the scheme would comply with the above mentioned planning policies and, notwithstanding Sport England's comments, no objections are raised to the principle of the development in this regard, subject to the development meeting other site specific criteria.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The application site is designated Green Belt land. The main focus of the application is on the proposed play area for private community use purposes.

Paragraph 67 of the National Planning Policy Framework (NPPF) and Policy 7.16 of the London Plan set out that only development associated with agriculture, forestry, outdoor sport and recreation is appropriate in the Green Belt. The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16: Green Belt states that in terms of planning decisions:

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

In terms of local policy, Part 1 of the Local Plan continues to give strong protection to Green Belt land. The relevant policy in the Local Plan is EM2 which makes clear that:

"Any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test".

The 2007 Unitary Development Plan Saved Policies (currently serving as Part Two of the Hillingdon Local Plan) are also relevant. Planning policy on Green Belt land is set out at Policies OL1, OL2 and OL4 in the 2007 Hillingdon Unitary Development Plan "Saved" Policies. These policies give strong emphasis to not normally permitting new building in the Green Belt, reflecting overarching national and London wide policies.

Of particular relevance is Policy OL1 of the Local Plan: Part Two which states that agriculture, horticulture, nature conservation, open air recreation and cemeteries are the only open land uses which are acceptable in the Green Belt. All other forms of development are, by definition, 'inappropriate'. In order for 'inappropriate' development to be acceptable in the Green Belt, very special circumstances must apply.

Paragraph 145 of the NPPF also states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

"b) the provision of appropriate facilities (in connection with the existing use of land or a

change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it."

This application is for a proposed play area to the rear of the existing community centre. The proposed play area would be considered an open land use and would be used for the purpose of open air recreational activities. The proposed use of the site for a play area would complement the community centre and would not conflict with the purpose of site. The proposed play area would utilise 24 separate pieces of equipment or structures and would range from 1 metre in height up to 5.2 metres in height. The nature of these structures allows for views to be seen through the play area. Specifically, the space net structure (labelled Q) is coloured black and would be limited in terms of bulk above 2.5 metres in height. The cableway structure is also considered to be minimalist in terms of design and bulk. The proposal is therefore not considered to have an unacceptable impact on the openness of the Green Belt.

The principle of the development is therefore considered acceptable and no special circumstances test is required. The proposal is therefore considered to accord with Policy OL1 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (2015) and the NPPF.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that 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.

The proposed play area would be sited to the rear of the community centre and would be located over 60 metres away from the nearest road frontage located to the east of the application site. The play area would be generally low profile in nature, albeit including a 5.2 metre high structure, and is located in such a way that it would not impact upon the existing street scene. Hence, the proposal accords with Policy BE13.

7.08 Impact on neighbours

Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded.

By virtue of the nature of the proposed development, it is considered that adequate daylight and sunlight is maintained. The proposal thereby accords with policy BE20.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the design of new buildings should protect the privacy of the occupiers and their neighbours.

It is considered that the proposed play area is located as such that it would not result in an adverse impact upon the privacy of any neighbours and accords with policy BE24.

Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within the acceptable levels by engineering, lay-out or administrative measures.

The proposed play area would be situated over 60 metres away from the nearest

residential properties located to the north of the site. It is therefore not considered that the proposed development would cause an unacceptable level of annoyance and accords with policies BE20, BE24 and OE3.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will be considered and requires that new development is only permitted where it is in accordance with the Council's adopted car parking standards.

As stated by the Council's Highways Officer, it is not considered that the proposed development would result in an unacceptable impact on parking or the local highways network. The proposal thereby complies with Policies AM7 and AM14.

7.11 Urban design, access and security

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The proposed play area would be sited to the rear of the community centre and would be over 60 metres away from the nearest residential properties which are situated to the north of the application site. The play area would be generally low profile in nature and is considered to complement the amenity and character of the area. The proposal complies with Policy BE19 and BE21.

7.12 Disabled access

Policy 3.1 (Ensuring Equal Life Chances for All), Policy 3.6 (Children and Young People's Play and Informal Recreation Facilities), and Policy 7.2 (An Inclusive Environment) of the London Plan seek to ensure that inclusive access is embedded into the infrastructure of services and facilities intended to provide young people with access to safe, good quality, well designed, secure and stimulating recreation provision.

The Access Officer noted that the proposed scheme did not demonstrate that inclusive access had been considered. The chosen equipment should make provision for children with a physical disability, as well as those with multiple, complex disability, and children with a sensory impairment. The more traditional playground equipment should be selected to allow children with a physical disability, to include wheelchair users, to play alongside their non-disabled peers. Further detail was therefore requested.

In response, the agent for the application provided details stating, that a path provides access from the community centre into the play area which uses an even and stable artificial grass surface. The specific play elements that are designed to support a range of disabilities include the roundabout, the POD swing and the sensory area. The roundabout

is set at wheelchair height which facilitates an easy transfer from chair to the open platform. The POD swing is a shallow dish swing which allows for parents and carers to lie in the swing with a child and provide support. The sensory area has sound and interactive talk tubes as well as play panels. The proposed shelter area also provides a reflective place for users whereas the space net and IXO unit serve the purpose of being more challenging and could cater for children who have ADHD.

The proposed design is therefore considered to comply with Policy 3.1, Policy 3.6, and Policy 7.2 of the London Plan.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

It is noted that no trees or other landscape features of merit will be affected by the proposal. The play area would be sited to the rear of the community centre. The fixed play equipment would be underlain with safety surfacing and the spoil arising from the construction and installation zone will be re-used within the play area to form shallow mounds. It is noted that the Council's Trees and Landscaping Officer states no objection to the proposed play area. Thus, it is considered that the proposal accords with Policy BE38.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

As stated by the Flooding and Water Management Officer, the proposed play area is not located within an area at risk of flooding and would be situated next to open playing fields. The proposal is therefore not considered to result in any flooding or drainage issues.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The 'external consultees' section of this report details public objections received and these are addressed in the main body of the report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

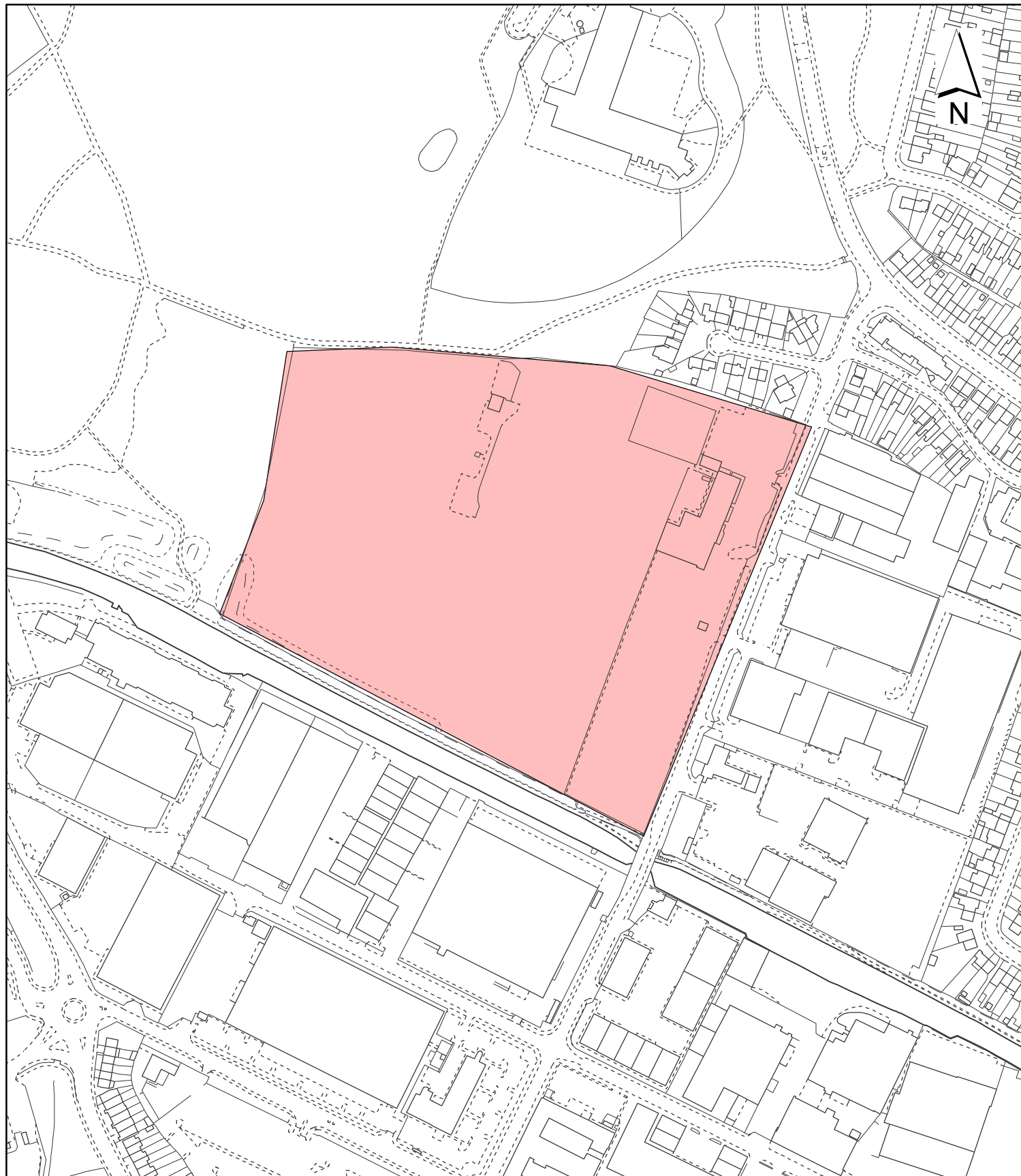
In conclusion, the proposed development of a play area to the rear of the community centre building on part of the existing field is considered acceptable in principle and does not have an unacceptable impact on the openness of the Green Belt, the street scene, residential amenity, parking or traffic generation. Hence, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Navant Centre
Printing House Lane**

Planning Application Ref:

4210/APP/2018/2821

Scale:

1:3,250

Planning Committee:

Central & South

Date:

October 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 1A POLE HILL ROAD HILLINGDON

Development: Single storey rear extension

LBH Ref Nos: 58843/APP/2018/2843

Drawing Nos: FDC/18/19/01
FDC/18/19/02
FDC/18/19/03
FDC/18/19/04
FDC/18/19/05
FDC/18/19/07
FDC/18/19/08
FDC/18/19/06A

Date Plans Received: 31/07/2018

Date(s) of Amendment(s):

Date Application Valid: 21/08/2018

1. SUMMARY

The application seeks planning permission for the erection of a single storey rear extension to the ground floor rear facing flat. The proposal is considered acceptable in visual terms and would not result in an unacceptable loss of amenity.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers FDC/18/19/02, FDC/18/19/06A, FDC/18/19/07 and FDC/18/19/08.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed

development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls of the development hereby approved facing 3 Pole Hill Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

5 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 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) 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of

HDAS-EXT new planting and landscaping in development proposals.
Residential Extensions, Hillingdon Design & Access Statement,
Supplementary Planning Document, adopted December 2008
LPP 3.5 (2016) Quality and design of housing developments

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 I6 Property Rights/Rights of Light

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

8 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of a ground floor 1 bedroom flat located on the western side of Pole Hill Road which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property is accessed from the rear, with the first floor flat being accessed from the front. The rear garden is flat and enclosed with a service road running to the south.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey rear extension.

3.3 Relevant Planning History

58843/APP/2003/2357 1 Pole Hill Road Hillingdon

CONVERSION OF HOUSE IN MULTIPLE OCCUPATION TO 1 ONE-BEDROOM FLAT AND 1 TWO-BEDROOM FLAT

Decision: 25-11-2003 Approved

58843/APP/2013/2430 1a & 1b Pole Hill Road Hillingdon Middlesex

PROPOSED NEW VEHICULAR FOOTWAY CROSS-OVER (DROP KERB) TO PROVIDE OFF-STREET PARKING TO 1A AND 1B POLE HILL ROAD.

Decision: 02-10-2013 NFA

58843/APP/2014/4181 1a & 1b Pole Hill Road Hillingdon Middlesex

Installation of vehicular crossover

Decision: 19-12-2014 NFA

58843/APP/2015/1510 1a & 1b Pole Hill Road Hillingdon Middlesex

Installation of vehicular crossover and parking to front

Decision: 25-06-2015 Approved

Comment on Relevant Planning History

The relevant planning history is listed above.

It should be noted that a breach of condition notice was issued at this site relating to the hardstanding to the front not being in compliance with the approved plans. This notice has been complied with.

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

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

23 neighbouring properties were consulted by letter dated 23.8.18 and a site notice was displayed to the front of the site which expired on 24.9.18.

By the close of the consultation period, no responses had been received.

Internal Consultees

None.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within the Developed Area where there is no objection in principle extending existing properties subject to compliance with the Council's planning policies and guidance.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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

Paragraph 3.3 of the HDAS states that single storey rear extensions proposed on semi-detached houses with a plot measuring 5m wide or more should be no more than 3.6m deep. Likewise paragraph 3.7 states that such extensions should be no more than 3.4m in

height. This is to ensure that the extension appears subordinate to the main house.

Both in terms of its height and depth, the proposal would accord with the above criteria and therefore would appear subordinate to the main property. Moreover, the extension would not be visible from the street scene and would be constructed using matching materials. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

Given the degree of separation between the extension and the shared boundary with Number 3 Pole Hill Road, the proposal is not considered to result in an unacceptable loss of light or outlook to neighbouring occupiers. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

In terms of the garden area approximately 150 square metres would be retained for use by the two flats. The proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - 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 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The submitted plans indicate that a further habitable room would be provided for the flat which could potentially result in an increase in occupation. There is sufficient space within the frontage for 1 car parking space for each flat which is considered appropriate in this location in accordance with Policy AM14 of the Local Plan.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

- No accessibility issues are raised.
- 7.13 Provision of affordable & special needs housing**
- Not applicable to this application.
- 7.14 Trees, landscaping and Ecology**
- Not applicable to this application.
- 7.15 Sustainable waste management**
- Not applicable to this application.
- 7.16 Renewable energy / Sustainability**
- Not applicable to this application.
- 7.17 Flooding or Drainage Issues**
- Not applicable to this application..
- 7.18 Noise or Air Quality Issues**
- Not applicable to this application.
- 7.19 Comments on Public Consultations**
- No comments have been received through the consultation process.
- 7.20 Planning obligations**
- Not applicable to this application.
- 7.21 Expediency of enforcement action**
- Not relevant to the consideration of this application.
- 7.22 Other Issues**
- No other issues raised

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

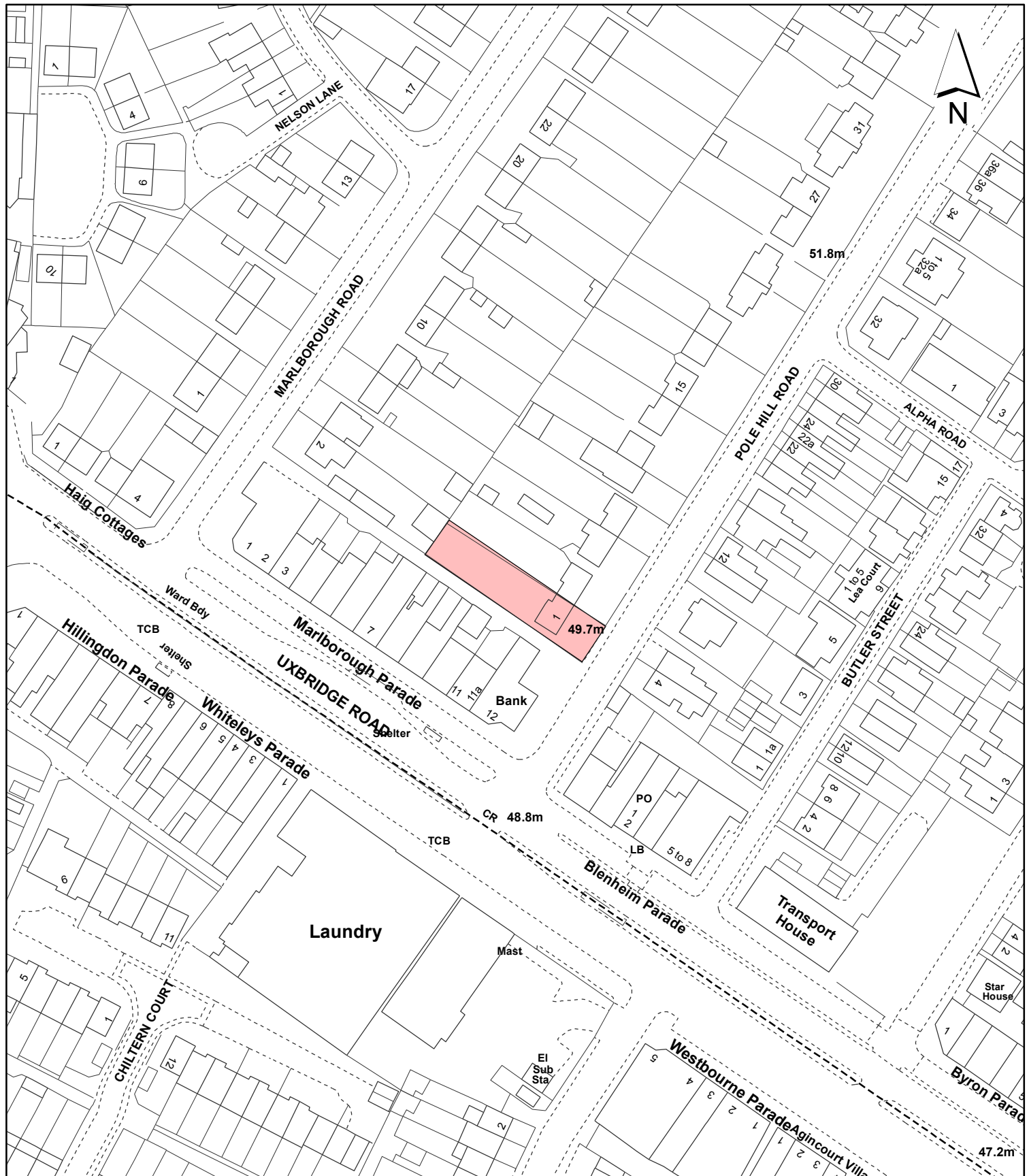
The application seeks planning permission for the erection of a single storey rear extension to the ground floor rear facing flat. The proposal is considered acceptable in visual terms and would not result in an unacceptable loss of amenity to adjoining occupiers. Accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

1A Pole Hill Road

Planning Application Ref:

58843/APP/2018/2843

Scale:

1:1,250

Planning Committee:

Central & South

Date:

October 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 60 CARFAX ROAD HAYES

Development: Single storey rear extension involving demolition of existing rear extension

LBH Ref Nos: 51061/APP/2018/2973

Drawing Nos: 2018-83-02 Rev. A
2018-83-03 Rev. A
2018-83-01 Rev. A
2018-83-04 Rev. A
2018-83-05 Rev. A

Date Plans Received: 19/08/2018

Date(s) of Amendment(s):

Date Application Valid: 22/08/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application property is located on the Western side of Carfax Road and comprises of a mid-terrace dwelling set within an 6.0 m wide plot. The property has a large rear garden with an outbuilding to the end of the plot. To the front of the site there is a small front garden which is mainly hardstanding. The property has been extended to the rear.

The site is bordered to the North by 58 Carfax Road and to the South by 62 Carfax Road, whilst garages and Cranford Park Academy are located to the rear of the site.

1.2 Proposed Scheme

The application proposes a single storey rear extension involving the demolition of an existing rear extension.

1.3 Relevant Planning History

51061/APP/2017/2728 60 Carfax Road Hayes
Outbuilding

Decision Date: 06-10-2017 NFA **Appeal:**

51061/APP/2017/4328 60 Carfax Road Hayes
Single storey detached outbuilding to rear for use as a hair salon (Retrospective)

Decision Date: 22-05-2018 Refused **Appeal:**

51061/APP/2018/2204 60 Carfax Road Hayes
Single storey rear extension

Decision Date: 26-07-2018 Refused **Appeal:**

51061/APP/2018/375 60 Carfax Road Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.95 metres (including demolition of existing rear extension)

Decision Date: 14-03-2018 **Refused** **Appeal:**

51061/APP/2018/92 60 Carfax Road Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.95 metres

Decision Date: 08-03-2018 **Refused** **Appeal:**

Comment on Planning History

There have been two previous enforcement cases related to the outbuilding, with issues that the building is being used as a beauty salon.

Three subsequent prior approval applications have been refused (References: 51061/APP/2018/92, 51061/APP/2018/375 and 51061/APP/2018/2204). The applications were refused on the basis that the site is the subject of an extant enforcement notice and therefore does not benefit from permitted development rights as well as constituting an un-neighbourly form of development negatively impacting upon the residential amenities enjoyed by No. 58 Carfax Road.

A householder application was also refused (REF: 51061/APP/2017/4328) for the existing outbuilding to rear, to be used as a hair salon.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 neighbouring properties were consulted via letter dated 24.08.18 and a further site notice was displayed which expired on 26.09.2018.

By the end of the 21 day consultation period one letter of objection was received, with comments regarding the following issues:

1. Loss of natural light.
2. Boundary concerns.
3. Damage to kitchen from leaking.

Planning officer: Material planning issues will be addressed and taken into consideration in the main body of this report.

4. UDP / LDF Designation and London Plan

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

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

Paragraph 3.3 of the HDAS states that single storey rear extensions proposed on semi-detached houses with a plot measuring more than 5 m in width should be no more than 3.6 m deep. Likewise paragraph 3.7 states that such extensions should be no more than 3 m in height with a flat roof. However if a pitched roof is to be erected, the highest part of the extension must not exceed 3.4 m. This is to ensure that the extension appears subordinate to the main house.

Furthermore, Paragraph 3.15 states that where adjoining neighbours have been extended to the rear previously a further extension is acceptable where "it does not result in a loss of daylight, sunlight or outlook to neighbouring properties and where the extension does not extend beyond a 45-degree line of sight taken from the middle of the nearest window of a kitchen or habitable room".

The proposed single storey rear extension would measure 3.6 m in depth and have a total height of 3.4 m with a pitched roof. As such the proposed extension would be in full compliance with the HDAS Residential Extensions. Therefore the development is

considered to appear subordinate to the main property.

The adjoining property, No. 58, has not been previously extended to the rear. To the other side, No. 62 has been previously extended by way of a rear extension measuring a depth of approximately 3 m. The neighbouring objection has concerns regarding a loss of natural light and hence a loss of residential amenities. However the impact of the proposed development is not considered detrimental. Given that the proposed extension meets the criteria stipulated by HDAS, the extension would not unacceptably harm the amenity of nearby residents through loss of daylight or overbearing outlook. The proposed development would not have any windows on the side elevations which would prevent overlooking and loss of privacy to adjoining occupiers. With regards to concerns raised about party wall and encroachment onto No.24's land, plans do not show any encroachment, however neither of these matters are planning issues and are covered by other legislation.

Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development and it is not considered that it would have a negative impact upon the visual amenity of the site or the surrounding area. Hence the proposal is in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13, BE15, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

At least 60 square metres of amenity space must be retained to provide adequate private amenity space for a 3 bedroomed dwelling. After development the property is capable of retaining 76 square metres. The resultant amenity space would be in excess of the paragraph 3.13 HDAS requirement and therefore the proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

The parking provision would remain unaffected by the proposal.

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans, numbers 2018-83-01 Rev. A, 2018-83-02 Rev. A and 2018-83-03 Rev. A.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls of the development hereby approved facing towards 58 or 62 Carfax Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). 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.

- 2** The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

- 3 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any

deviation from these drawings requires the written consent of the Local Planning Authority.

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the

specific consent of the owner. If you require further information or advice, you should consult a solicitor.

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

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

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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


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

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

Contact Officer: Nurgul Kinli

Telephone No: 01895 250230



<div><div>Notes:</div><div><div></div>Site boundary</div></div> <div>For identification purposes only.</div> <div>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</div> <div>Unless the Act provides a relevant exception to copyright.</div> <div>© Crown copyright and database rights 2018 Ordnance Survey 100019283</div>	<div>Site Address:</div> <div>60 Carfax Road Hayes</div>	<div>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section</div> <div>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</div>
	<div>Planning Application Ref:</div> <div>51061/APP/2018/2973</div>	<div>Scale:</div> <div>1:1,250</div>
	<div>Planning Committee:</div> <div>Central & South</div>	<div>Date:</div> <div>October 2018</div>
		<div> HILLINGDON LONDON</div>

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Report of the Head of Planning and Enforcement

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

SUMMARY

This report provides financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 30 June 2018 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 27 September 2018 and updates the information received by Cabinet in June 2018. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 30 June 2018, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of April 2018 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/06/18' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/03/18" and "Total Income as at 30/06/18".

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

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 2018. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

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

EXTERNAL CONSULTATIONS CARRIED OUT

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

BACKGROUND DOCUMENTS

District Auditor's "The Management of Planning Obligations" Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.
Cabinet Report September 2018.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 558145

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
		SECTION 278								
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT278/30/115 *22	Heathrow Villages	Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	10,500.00	10,500.00	5,500.00	5,500.00	0.00	5,000.00	0.00	Fees & security (£5,000) associated with Highway Works to be undertaken by developer. Works consisted of temporary access works from Longford Roundabout to Western Perimeter Road. Access installed & will be removed following completion of Terminal 5. Security to be retained pending outcome of BAA proposals to make this access two-way and permanent for buses and emergency services vehicles as well as cyclists. Two way access implemented. Officers investigating whether all required works have been completed. Works completed, security to be refunded after maintenance period. £5,000 fees claimed by ECU.
PT278/34/86A *18	Brunel	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	392,358.87	392,358.87	197,448.22	197,448.22	0.00	194,910.65	0.00	Highway Works - £150k refundable security, £124,637.12 received for highway works at junction of Hillingdon Hill and Kingston Lane, £65,271.32 - received for Kingston Lane Pedestrian Crossing, £20,500 supervision fees. If the supervision fee following final completion exceeds 10% of the costs of the works plus statutory undertakers costs and TTS payment then the excess is to be refunded. Works complete and signals switched on. Officers continue to chase Brunel to perform remedial works to grass verges and are investigating options for the use of some of the security for the Council to perform the remedial works if necessary. Final certificate sent 30/4/09.
PT278/44/87A *20	Brunel	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	102,018.78	102,018.78	81,080.74	81,080.74	0.00	20,938.04	0.00	Traffic Calming on Cleveland Road & roundabout on Kingston Lane. £30,900 spent on engineering fees. £150k Refundable security deposit. £3,200 for Traffic DC project management costs. £58,962.38 TTS estimate for Pedestrian Crossing on Cleveland Road. Further payments received following receipt of estimate of works to cover security/costs. £10,000 received for improvements to a footpath on the site to be retained a security for Brunel to implement the works and to be transferred to PT84/87B-D. Traffic Calming on Cleveland Road (including new signalised crossing) & roundabout on Kingston Lane at new entrance to Brunel University now complete. TfL invoice paid. Residual on TfL payment due to VAT not claimed - funds to be held on as contingency for extra TfL costs. Interest Accrued. Remedial work completed and signed off in December 2007.
PT278/49/117 *23	Yeading	Grand Union Village Southall 327/APP/2000/2106	77,331.55	77,331.55	55,222.89	55,222.89	0.00	22,108.66	0.00	Security deposit (£5K + interest) for highways works involving traffic calming to the junction with Glencoe Rd and a cycleway/footway on Broadmead Rd to Hayes Bypass. £52,363.10 for TfL costs for Broadmead Road Toucan Crossing proposed as part of works. Additional income is £1K of engineering fees. Detailed plans of works and design agreed. Consultation undertaken during February 2007 for traffic calming and toucan crossing. Officers chasing TfL for implementation. Following consultation Cabinet Member agreed to works to be carried out. Works completed Aug 09. Further £11,447 received for LBH fees. £43,775.89 paid towards TfL signal costs.
PT278/57/140 A	Pinkwell	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284	419,128.68	419,128.68	325,719.61	325,719.61	0.00	93,409.07	0.00	£188,737.70 (including £170,027.34 for Transport For London signals unit) for installation of two sets of traffic signals, one at the entrance to the site the other at Lavender Rise on Stockley Road and £190,686.91 received in respect of the Council's costs for supervision of the works (to be carried out by the owner). Works complete. Stage 3 road safety audit now agreed await completion of remedial works. Remedial works completed. Additional item of works being sought by officers who are chasing the developer for this. Council's costs of £205,686.71 claimed, TTS invoice for signals at Lavender Rise paid. Funding for additional items of works (removal of right turn lane) and BT cabling received. Design work and public consultation completed. Removal of right turn lane completed Sept 09. Scheme in maintenance period awaiting financial completion.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PT278/60/147B	West Drayton	DERA Site, Kingston Lane, West Drayton - Highways 45658/APP/2002/3012	56,816.26	56,816.26	0.00	0.00	0.00	56,816.26	0.00	£55,000 was received towards the total cost of highway works for the purchase and installation of traffic signals at Station Road/ Porters Way Junction and any such other incidental work as identified by the Council to support the development. Funds not spent by February 2014 are to be refunded together with interest accrued. These works to be performed by developer of RAF Porters Way (see PT278/62/148A). Funds to be retained as a contingency for these works.
PT278/62/149A *51	Botwell	Hayes Goods Yard 10057/APP/2004/2996&2999	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	The Council's costs due upon lodgement of documents by the developer for the design, administration and supervision of the works to the public highways surrounding the site to be performed by the developer. £5,000 received as a security deposit for the due and proper execution of the highways works by the developer.
PT/278/65/182 *52	Heathrow Villages	Longford Roundabout - Fifth Arm, 63369/APP/2007/2294	9,521.00	9,521.00	4,521.00	4,521.00	0.00	5,000.00	0.00	Remaining balance is a security deposit for developer implementation of bus only access to Terminal 5 Heathrow. Spend on supervision costs. Works complete, security to be refunded following maintenance period.
PT/278/74/209C	Yiewsley	Proposed Tesco development, Trout Road, Yiewsley 609/APP/2007/3744	120,300.26	120,300.26	117,300.26	117,300.26	0.00	3,000.00	0.00	Fees received for design checks for proposed junction works and carriageway widening at Trout Road. S278 agreement and technical approval pending. Further fees received & claimed for inspection works.
PT/278/76/198A *60	Uxbridge	Former Gas Works site (Kier Park), Cowley Mill Road, Uxbridge 3114/APP/2008/2497	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as a security deposit for due and proper execution of highways improvements. S278 agreement.
PT/278/81/249E *84	Townfield	Fmr Glenister Hall, 119 Minet Drive, Hayes. 40169/APP/2011/243	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	Fees received for design checks and monitoring and supervision. £4,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring.
PT/278/82/273A *87	Uxbridge South	Autoguild House (Lidl), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	99,115.00	99,115.00	7,920.00	7,920.00	0.00	91,195.00	0.00	Fees received and claimed for design checks & monitoring of s278 works. £19,195 received towards upgrading of traffic lights at junction of Cowley Mill Road. £72,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. £5,920 received & claimed for design checks.
PT/278/83/283A *90	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2009/2752	253,636.00	253,636.00	222,136.00	222,136.00	0.00	31,500.00	0.00	£40,000 received and claimed for design checks & monitoring of 278 highway works. £31,500 received as a security deposit to ensure highway works are carried out to a satisfactory standard. £94,596 received and claimed by ECU towards fees associated with s278 agreement. Further £15,000 received and claimed towards design fees. £21,540 engineering fees claimed. £50k received and claimed for design checks for St Andrews roundabout.
PT/278/85 *93	Yiewsley	GSK Stockley Park, 5 Iron Bridge Road. 3057/APP/2012/2573	6,210.00	6,210.00	1,210.00	1,210.00	0.00	5,000.00	0.00	Fees received and claimed for design checks. £5,000 received as a security deposit to ensure highway works are carried out to an acceptable standard.
PT/278/103/370A *118	Uxbridge	Belmont House (formerly Senator Court), Belmont Road, Uxbridge. 68385/APP/2012/2398	56,171.39	56,171.39	4,936.53	4,936.53	0.00	51,234.86	0.00	Funds held as a returnable bond to ensure the satisfactory completion of the highway works associated with the development. £4,936.53 fees claimed for design for design checks.
PT/278/95/40J *131	Botwell	Land at Thorn EMI Complex (Old Vinyl factory) - Gatefold Building 51588/APP/2011/2253	33,397.13	33,397.13	0.00	0.00	0.00	33,397.13	0.00	£33,397.14 received as a returnable deposit sum. Funds to be returned with interest on satisfactory completion of the works.
PT/278/107/355E *132	Botwell	Former EMI site, Dawley Road (Prologis), Hayes. 8294/APP/2015/1406	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5,000 received as the highways deposit sum to ensure satisfactory completion of the works. Any unspent funds to be returned to the developer on completion.
PT/278/108/378C *133	Townfield	27 Uxbridge Rd.(Hayes Gate House) 2385/APP/2013/2523	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5,000 received as the highways deposit sum to ensure satisfactory completion of the works. Any unspent funds to be returned to the developer on completion.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PT/278/109/403 *144	Botwell	Former Hayes Swimming Pool, Botwell Lane, Hayes (Lidl) 1942/APP/2015/4127	135,000.00	135,000.00	0.00	0.00	0.00	135,000.00	0.00	£135,000 received as the highways deposit sum to ensure satisfactory completion of the works. Any unspent funds to be returned to the developer on completion.
PT/278/116 /405 *150	Botwell	Mercury House, Plot 6 Millington Road, Hayes (Premier Inn) 22632/APP/2016/2369	16,044.73	16,044.73	4,500.00	4,500.00	0.00	11,544.73	0.00	£11,544.73 received as the highway security deposit sum to ensure satisfactory completion of the works. £4,500 received and claimed for fees and and design checks.
		SECTION 278 SUB - TOTAL	1,815,549.65	1,815,549.65	1,029,495.25	1,029,495.25	0.00	786,054.40	0.00	
		SECTION 106								
		PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING								
PT/05/04a *2	Heathrow Villages	BA World Cargo / 50045A/95/1043	339,111.08	339,111.08	212,469.24	212,469.24	0.00	126,641.84	0.00	The balance is for improvements to public transport serving the south side of London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum sought in determining any scheme. No time limits. BAA proposal for upgrade of bus services to the south side of Heathrow. S106 funding (from this case and PT/05/4b) would be used to 'pump prime' these services. £210,000 allocated to enhancements to 350 and 423 bus services (Cabinet Member decision 21/10/09). Enhanced services commenced December 09. £70,084 payment to London Buses (bus service agreement 09/10). Year 2 & 3 payments to London buses (£70.084). £23.5k allocated towards a pedestrian crossing facility on the A4 Colnbrook By-Pass (Cabinet Member Decision (29/03/2012). £2,217 paid towards upgrade of crossing facility on A4.
PT/05/04b *2	Heathrow Villages	BA World Cargo / 50045A/95/1043	406,331.57	406,331.57	173,645.35	173,645.35	0.00	232,686.22	0.00	The balance is for improvements to public transport serving London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum are to be sought in determining any scheme to be funded. See update to PT/05/04a above regarding the remainder of the balance. No time limits.
PT/37/40B-C (see: PPR/29)	Botwell	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418 (Old Vinyl Factory 5987/APP/2012/1893)	559,443.43	559,443.43	478,904.27	478,904.27	0.00	80,539.16	0.00	Project 40B- New agreement signed 19/04/13. Funds to be used towards public realm improvements in the vicinity of the site and Hayes Town Centre (see agreement for further details). No time limit for spend. £838.48 (remaining balance from PT/37/40F) transferred to PT/278/47. £12,500 allocated towards lighting scheme in Blyth Road. £100,000 allocated towards Hayes Town Centre Improvements (Cabinet Member Decision 19/06/2015). Remaining balance (£74,928) allocated towards public realm improvements in Blyth Road area (Cabinet Member Decision 28/08/2017). £100,000 spent towards Hayes Town Centre Scheme, end of year closing 2017/18.
PT37/40E *47	Botwell	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418 (Old Vinyl Factory 5987/APP/2012/1838)	32,805.42	32,805.42	0.00	0.00	0.00	32,805.42	0.00	Project 40E - £30,000 received for controlled parking in Blyth Road area. New agreement signed 19/04/13. Funds held to be used towards controlled parking zones in the vicinity of the development or if not required, towards the same purpose as PT/37/40B above. Allocated towards public realm improvements in Blyth Road area (Cabinet Member Decision 28/08/2017). No time limit for spend.
PT/42/41	Heathrow Villages	Temp Stockpiling at Bedfont Court. 47853/SPP/2003/113	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00	£50,000 for landscape enhancement on specified land around the development. Unexpended funds at 19 June 2006 were to be repaid to the developer. Following consultations with BAA it has been agreed to spend the funds as part of the Colne Valley project. Deed of variation has been secured to remove time limits.
PT/54/21C	Botwell	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343	57,000.00	57,000.00	0.00	0.00	0.00	57,000.00	0.00	£50,000 for Landscaping on adjacent land and £7,000 for maintenance of the landscaping works. Funds to be held for landscaping in accordance with the agreement subject to Crossrail. No time constraints.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PT/61/89B (see: E/35)	West Drayton	LHR Training Centre, Stockley Close / 51458/97/1537	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	£25,000 for improvements at the junction of Stockley Road & Stockley Close / Lavender Rise, West Drayton. Scheme provided using TfL funding. Further improvements to area have been implemented as part of the MOD development. Funds to be held as contingency for any works required to the junction arising out of the MOD development. No time constraints.
PT/65/74A (see EYL/40, E/20 & E/21)	Uxbridge North	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357	18,893.88	18,893.88	17,871.38	17,871.38	0.00	1,022.50	0.00	Street lighting according to the agreement drawing. No time constraints. Expenditure due to commencement of project for street lighting on Redford Way at Johnson's Yard. Columns & lanterns installed and working. Unable to install column in footpath leading to the high Street. Last column installed, Connection by Southern Electric were programmed for July 07. Columns all connected but require painting. Officers chasing painting contractor to progress. Painting completed - final invoices paid. Final balance to be confirmed after closure of 08/09 financial year accounts.
PT/80/112 (formerly PT278/05)	Uxbridge South	Grand Union Park, Packet Boat Lane, site ref: 1197 (various applications)	47,774.85	47,774.85	2,228.56	2,228.56	0.00	45,546.29	0.00	No time constraints. Officers looking into project for spend of balance at junction of Packet Boat Lane & Cowley High Street. Cabinet Member for P&T concerned with affect of proposal and blind road bend heading towards Uxbridge. Funds to be held until sight lines are resolved.
PT/82/114 (formerly PT278/23)	Uxbridge South	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069	13,169.44	13,169.44	11,577.00	11,577.00	0.00	1,592.44	0.00	Highway Works for alternative traffic management on Waterloo Road. No time limits. Cabinet Member for Planning & Transportation has approved use of funds to extend the Uxbridge South Parking Management Scheme approved. Implementation occurred in the Autumn. £11k spend on Waterloo Road from the Parking Revenue Account to be recharged to this case for next quarter. Recharge completed.
PT84/87B-D (Formerly part of PT278/44)	Brunel	Brunel s106 16 April 04 532/SPP/2002/2237	27,614.47	27,614.47	15,164.48	15,164.48	0.00	12,449.99	0.00	£3,000 + interest for monitoring of landscape management plan (87B), £10,000 + interest for monitoring of green travel and public transport obligations (87D), and £200 + interest initial payment associated with footpath works to be undertaken by Council (87C). Engineers inspected site to ascertain whether works are required & whether further payments are due late Jan 2006. Officers chasing Brunel to provide a disabled ramp from the back of the privately owned footway at Hillingdon Hill. Interest accrued. £10k plus interest received for improvements (including lighting) to the footpath alongside the River Pinn linking 'Site 2' to Uxbridge Road. Footpath works complete, security deposit plus interest returned.
PT/88/140F *46	Pinkwell	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284	74,089.77	74,089.77	64,089.77	64,089.77	0.00	10,000.00	10,000.00	Funds received for parking management system in Bourne Avenue and surrounding streets of the new and existing estate roads. There are currently no plans to consult with residents of the area on a Parking Management Scheme. However, any resident objections to increases in commuter parking on residential roads generated by the development may give reason to spend these funds. Officers continue to monitor the parking situation. Funds must be spent within 7 years following date of receipt i.e. Dec 2013. No parking scheme has been requested and time limit has now passed. Officers in contact with developer. Contribution required to be returned. Funds returned to developer as agreed towards a transport study on Stockley Road, to assess the traffic impact of their developments. £10,000 retained, earmarked towards lighting improvements in Bourne Avenue, subject to formal allocation.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PT/102/161D	Yiewsley	Honeywell Site, Trout Road Yiewsley 335/APP/2002/2754	77,151.50	77,151.50	68,448.16	68,448.16	0.00	8,703.34	0.00	Funds received towards public transport and community facilities initiatives in the West Drayton area. Funds to be spent by September 2014. Funds allocated towards public transport initiatives in the West Drayton area to include bus stop accessibility and enhancement of the pedestrian link along Tavistock Road to West Drayton Station and bus interchange (Cabinet Member Decision 22/04/2014). Scheme completed September 2014, £10,000 can be retained towards other schemes related to the development. Remaining balance allocated towards West Drayton Station Complimentary measures (Cabinet Member Decision 13/03/2018).
PT/104/147H	West Drayton	DERA Site, Kingston Lane, West Drayton 45658/APP/2002/3012	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received for the installation and maintenance of CCTV cameras on the site as specified in the relevant planning permission. Cameras to be installed by the developer. Funds to be retained as security. No time constraints.
PT/110/198B *61	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge - Bond 3114/APP/2008/2497	14,240.00	14,240.00	0.00	0.00	0.00	14,240.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the travel plan. To be refunded after 10 years.
PT/111/204A *63	Uxbridge	106, Oxford Road, Uxbridge. 26198/APP/2008/2338	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel Plan Bond received to ensure compliance by the tenant of its monitoring and reporting obligations in accordance with the travel plan. Returnable.
PT/115/209B	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	4,850.00	4,850.00	0.00	0.00	0.00	4,850.00	0.00	Contribution received for the purpose of the purpose of setting up a car club. Funds to be spent within 5 years of receipt (March 2015). Allocated towards setting up Hertz car club in Trout Road (Cabinet Member Decision 7/02/2014). Approved scheme not viable. DOV signed 24/10/17. Funds to be used towards another sustainable transport project. Spend by March 2020.
PT/122/248A	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge. 38074/APP/2008/1418	54,486.29	54,486.29	46,820.65	46,820.65	0.00	7,665.64	0.00	Contribution received towards street scene improvements within the vicinity of the land. Funds to be spent within 5 years of receipt (July 2016). Funds allocated towards phase 2 of Uxbridge gateway scheme (Cabinet Member Decision 17/12/2015). Scheme substantially completed July 2016. balance due to cost savings made, remaining funds be used to upgrade street lighting in line with original scheme. Lighting Scheme substantially completed March 2018. Awaiting final invoice.
PT/125/242C	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	457,092.63	457,092.63	125,000.00	0.00	125,000.00	332,092.63	82,092.63	£210,000 received as the phase 2 & 3 payments towards improvements and additions to TFL bus services within vicinity of the development (see legal agreement for further details). No time limits for spend. £159,910.54 received as the Phase 4 payment. £87,182 received this quarter as the final payment. £375,000 allocated towards improvements to the U5 bus services (Cabinet Member Decision 14/09/2017). Payment to TFL for first year of bus service operation 17/18 (£125,000).
PT/126/242D *82	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel plan bond received to ensure compliance by the owner of its monitoring and reporting obligations. To be refunded after 10 years.
PT/128/276A	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	22,155.20	22,155.20	15,476.02	15,476.02	0.00	6,679.18	0.00	Contribution received towards the provision of public transport infrastructure in the vicinity of the site. Measures considered include upgrade to bus stops, improvements to bus services and cycle ways (see agreement for further details). Funds to be spent within 7 years of receipt (9/7/2019). Funds allocated towards upgrading two bus shelters in Church Road (Cabinet Member Decision 22/06/2017). Scheme substantially complete March 2018.
PT/129/277A	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	0.00	Funds received towards co-ordinating and monitoring the green travel plan associated with the site. No time limits for spend.
PT/131/273B	Uxbridge South	Autoguild House (Lidl), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as the Travel Plan bond to be used by the Council to cover the Council's expenses in monitoring compliance by the owner with the travel Plan for a ten year period. Balance to be refunded after 10 years (2022).

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			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PT/132/149J*88	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Travel Plan bond received to ensure the completion by the owner of 3 travel surveys. £5,000 to be returned on completion of each survey.
PT/134/149L	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	0.00	Contribution received towards the maintenance of the towpath directly opposite the site (as defined in the agreement). Funds to be spent within 7 years of receipt (Nov 2019). Funds allocated towards appropriate maintenance works (Cabinet Member Decision 07/05/2015).
PT/136/297A	Heathrow Villages	Fmr Technicolor Site, 276 Bath Rd, Sipson, West Drayton. 35293/APP/2009/1938	34,541.66	34,541.66	0.00	0.00	0.00	34,541.66	34,541.66	Contribution received towards the cost of upgrading the bus stops and the installation of drop kerbing/ tactile paving to enable pedestrian access over Bath Road in the vicinity of the site. Funds to be spent within 7 years of receipt (May 2020).
PT/138/300B*102	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received to be used by TIL to carry out required improvement works to the junction at The Parkway and Bulls Bridge Roundabout. No time limits
PT/139/300C	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	15,000.00	Contribution received towards improvements to the grand Union Canal frontage within the vicinity of Bulls Bridge. No time limits.
PT/140/315A	Pinkwell	Asda Unit 4 Westlands Estate, Millington Road, Hayes 32157/APP/2011/872	458,800.00	458,800.00	0.00	0.00	0.00	458,800.00	0.00	Contribution to be used towards (but not limited to) the provision of footway and public realm improvements between the land and Hayes Town Centre. No time limits for spend. Funds allocated towards works to improve the link between the Asda store & Hayes Town Centre (Cabinet Member Decision 24/08/2017).
PT/144/198H	Uxbridge South	Former Gas Works site (Kier Park) Cowley Mill Road, Uxbridge 3114/APP/2012/2881	40,635.00	40,635.00	0.00	0.00	0.00	40,635.00	0.00	Funds received as the "reduced public transport contribution" to be applied towards the hopper bus service or other public transport links relating to the site (see legal agreement). Funds to be spent within 7 years of receipt (May 2021). Funds allocated towards footway improvements on Cowley Mill Road to improve pedestrian access to bus stops (Cabinet Member Decision 02/06/2017)
PT/145/198J	Uxbridge South	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge 3114/APP/2008/2497	20,317.00	20,317.00	0.00	0.00	0.00	20,317.00	20,317.00	Contribution received towards the provision or improvement of cycling in the vicinity of the site in accordance with the Council's adopted cycleway strategy. Funds to be spent within 7 years of receipt (May 2021).
PT/146/198K	Uxbridge South	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge 3114/APP/2008/2497	66,016.03	66,031.00	66,016.03	66,016.03	0.00	0.00	0.00	Funds received towards the reconstruction of the footway and kerbing on both sides of Cowley Mill Road between the site access and Cowley Road, together with minor improvements to the footway and kerbing on the eastern side of Waterloo Road. Funds to be spent within 7 years of receipt (May 2021). Funds allocated towards footpath scheme (Cabinet Member Decision 01/03/2016). Scheme complete. Balance £14,97 (diminimus) transferred to PT/44
PT/149/325C	West Drayton	Stockley Close Units 1623 & 1685 51458/APP/2013/2973	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan contribution. For use by the Council to co-ordinate and monitor the Occupier Green Travel Plans (see agreement for specific terms of use). Funds to be spent within 5 years of receipt (December 2019).
PT/150/344A	Uxbridge South	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	45,000.00	45,000.00	11,855.00	11,855.00	0.00	33,145.00	0.00	Contribution to be used by the Council to offset the shortfall in energy savings and enable the Council to make annual energy carbon savings elsewhere in the Authority's area. Funds to be spent within 5 years of receipt (July 2020). £11,500 used towards Compass Theatre scheme as part of end of year financing (retrospective Cabinet Member Decision 23/05/2016).
PT/151/345A	Uxbridge South	Charter Place, Vine Street, Uxbridge 30675/APP/2014/1345	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received towards improvement of the area from the High Street through to Windsor Street to Charter Place (see agreement for details). No time limits for spend.
PT/152/334B	Uxbridge South	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan contribution. For use by the Council to co-ordinate and monitor the Occupier Green Travel Plans (see agreement for specific terms of use). Monies to be returned at the end of the monitoring period.
PT/153/345B	South Uxbridge	Charter Place, Vine Street, Uxbridge 30675/APP/2014/1345	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan bond, to be used to ensure that the obligations outlined in the approved travel plan are satisfactorily carried out.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PT/155/283D	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/ APP/ 2009/2752	63,366.34	63,366.34	0.00	0.00	0.00	63,366.34	63,366.34	Contribution received as the first of two instalments towards the provision of bus stops serving the development, in line with the S106 Planning Obligations SPD 2008. Funds to be spent within 10 years of receipt (Oct 2025).
PT/157/355A *119	Botwell	Formr EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned 10 years from occupation.
PT/158/371A *123	Heathrow Villages	272-276 Bath Rd, Hayes 464/APP/2014/2886	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/159/372A	Yiewsley	Phase 3, Stockley Park, Stockley Road. 37977/APP/2015/1004	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	contribution received to fund a flood attenuation feasibility study for packet Boat Lane (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).
PT/160/354C *124	Botwell	Land on west side of Dawley Road, Hayes (EC House) 38065/APP/2014/2143	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/161/373 * 125	Townfield	Airlink House, 18-22 Pump Lane, Hayes 5505/APP/2015/1546	8,000.00	8,000.00	0.00	0.00	0.00	8,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation). Further £4,000 received as the second bond payment.
PT/162/249G	Townfield	Fmr Glenister Hall, 114 Minet Drive, Hayes 40169/APP/2011/243	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	2,500.00	Funds received towards the implementation of passing bays in Hunters Grove (if required). See agreement for details.
PT/163/40I	Botwell	Old Vinyl Factory, Blyth Rd, Hayes. 51588/APP/2000/1827 & 5987/APP/2012/1838	20,390.78	20,390.78	0.00	0.00	0.00	20,390.78	20,390.78	Contribution received towards the cost of upgrading the bus stops on Clarendon Road and providing Legible London signage in the vicinity of the site. Funds to be spent within 7 years of receipt (March 2023)
PT/164/374A	Botwell	Global Academy. Old Vinyl Factory, Blyth Road, Hayes. 59872/APP/2015/1798	120,000.00	120,000.00	0.00	0.00	0.00	120,000.00	120,000.00	Contribution to be used by TFL towards bus service improvements made necessary by the development, namely additional bus service provision on specified route serving the development and related infrastructure. Funds to be spent within 7 years of receipt (March 2023).
PT/165/374B *126	Botwell	Global Academy. Old Vinyl Factory, Blyth Road, Hayes. 5505/APP/2015/1546	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/166/359B	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	50,500.00	50,500.00	0.00	0.00	0.00	50,500.00	50,500.00	Contribution to be used by the Council towards the provision of CCTV; provision of lighting; closure/gating of paths and links; safety improvements to public transport interchanges ; facilities and car parks; enhanced night bus networks to and from major new facilities and leisure uses within the Authorit's area (see agreement for details). Spend within 7 years of receipt (Jan 2023).
PT/167/382A	West Drayton	Kichener House, Warwick Rd, West Drayton. 18218/APP/2013/2183	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Contribution received towards the provision of improvements to West Drayton Railway Station and its surroundings, arising from the Cross Rail development. Funds to be spent within 10 years of receipt (April 2026). Funds allocated towards West Drayton Station Complimentary Measures (Cabinet Member Decison 13/03/2018).
PT/168/383A *127	Uxbridge North	Pavilions Shopping Centre, Chequers Square, Uxbridge (Primark). 35214/APP/2014/2232	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PT/169/383B	Uxbridge North	Pavilions Shopping Centre, Chequers Square, Uxbridge (Primark). 35214/APP/2014/2232	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received towards the enhancement of hard landscaping outside the entrance points of the building located on the land. Funds to be spent within 7 years of receipt (May 2023). Funds allocated towards Uxbridge Town Centre Improvements (Cabinet Member Decision 15/06/2018).
PT/172/384A	Yiewsley	Caxton House, Trout Road, Yiewsley. 3678/APP/2013/3637	15,304.81	15,304.81	0.00	0.00	0.00	15,304.81	0.00	Contribution received towards the cost of improvement works to the Grand Union Canal. No time limits for spend. Funds allocated towards canal towpath improvements between Stockley Park and Horton Bridge Road (Cabinet Member Decision 03/04/2018).
PT/173/386	Yiewsley	Stockley Country Park, Stockley Golf Course, Uxbridge. 37850/APP/2012/2739	6,660.00	6,660.00	0.00	0.00	0.00	6,660.00	6,660.00	Contribution received towards providing a digital topographically measured survey of the site, prior to importation of materials. (see agreement for details). No time limits for spend.
PT/174/387A	Uxbridge North	Norwich Union House, 1-3 Bakers Road, Uxbridge 8218/APP/2011/1853	52,725.45	52,725.45	0.00	0.00	0.00	52,725.45	0.00	Funds received as the public realm/recreational open space contribution towards CCTV, provision of lighting ; rerouting of underused paths & links; safety improvements to public transport interchanges; safer town centres; night bus networks ; improvement to recreational open space in the Local Authority's area (see agreement for details). Funds to be spent within 7 years of receipt (Sept 2023). Funds allocated towards Uxbridge Town Centre Improvements (Cabinet Member Decision 15/06/2018).
PT/175/388 *134	Yiewsley	21 High Street, Yiewsley. 26628/APP/2014/675	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/177/283F	Uxbridge North	Former RAF Uxbridge. Hillingdon Road, Uxbridge. 585/APP/2009/2752	287,124.74	287,124.74	0.00	0.00	0.00	287,124.74	287,124.74	Funds received as the first instalment of the St Andrews Roundabout contribution, to be used towards the works shown on plan number 2152-sk 52 attached to the agreement. Funds to be spent within 10 years of receipt of the last relevant payment.
PT/178/394A	Yiewsley	Padcroft Works, Tavistock Road, Yiewsley. 45200/APP/2014/3638	22,330.64	22,330.64	0.00	0.00	0.00	22,330.64	2,000.00	Funds received to be used towards canal side signage (£2000) and £20,000 towards improvements to the Grand Union Canal frontage. Funds to be spent within 7 years (Oct 2023). £20,330 allocated towards canal towpath improvements between Stockley Park and Horton Bridge Road (Cabinet Member Decision 03/04/2018).
PT/179/360C *138	Heathrow Villages	Former Unitair Centre, Great South West Road, Feltham. 49559/APP/2014/334	20,578.80	20,578.80	0.00	0.00	0.00	20,578.80	0.00	Funds to be used by the Council towards securing compliance with the Green Travel Plan and to co-ordinate and monitor the occupier Green Travel Plan for a period of 10 years.
PT/182/396A	Pinkwell	Unit 3, Millington Road, Hayes 32157/APP/2016/1696	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00	Funds received as the "Highways Contribution" towards a study/transport/highway capacity improvements in the surrounding area. No time limit for spend.
PT/184/399B	Townfield	Unit A Bulls Bridge Centre, North Hyde Gardens, Hayes 13226/APP/2015/4623	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00	Funds received as the "Transport Contribution" for the provision of transport matters related to the development. No time limits for spend.
PT/185/402A	Yiewsley	21 High St, Yiewsley 26628/APP/2014/675	22,620.29	22,620.29	0.00	0.00	0.00	22,620.29	0.00	Funds received towards improvements to the Grand Union Canal frontage within the vicinity of the site. No time limits for spend. Funds allocated towards canal towpath improvements between Stockley Park and Horton Bridge Road (Cabinet Member Decision 03/04/2018).
PT/186/402B	Yiewsley	21 High St, Yiewsley 26628/APP/2014/675	11,310.15	11,310.15	0.00	0.00	0.00	11,310.15	0.00	Funds received towards initiatives to improve Yiewsley Town Centre, located within the Authority's area. No time limit for spend. Funds allocated towards West Drayton Station Complimentary Measures (Cabinet Member Decision 13/03/2018).
PT/187/403A *141	Botwell	Fmr Hayes Swimming Pool, Botwell Lane, Hayes (Lidl) 1942/APP/2015/4127	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received to be used by the Council to secure compliance with the travel plan if required. Any unspent funds to be returned at the end of the monitoring period (10 years).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PT/188/404A	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd, Hayes 51588/APP/2011/2253	111,554.62	111,554.62	0.00	0.00	0.00	111,554.62	111,554.62	Funds received as the public realm contribution towards CCTV; provision of lighting, rerouting/closure of underused paths and links; safety improvements to public transport interchanges; environmental projects which contribute to safer town centres; enhancement night bus networks to and from major new facilities and leisure uses in the Authority's area. Funds to be spent within 7 years of receipt (April 2024)
PT/189/405A	Pinkwell	Mercury House, Westlands Estate, North Hyde Road, Hayes (Premier Inn) 22632/APP/2016/2369	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	50,000.00	Funds received as the highways contribution to be used towards highway capacity improvements in the surrounding road network. Such improvements to incorporate air quality monitoring of the relevant road network. Funds to be spent within 7 years of receipt (June 2024)
PT/191/396C *145	Pinkwell	Unit 3, Millington Road, Hayes 32157/APP/2016/1696	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00	0.00	Funds received as the travel plan sum (£20k each unit) to secure compliance with the travel plan. Unspent funds to be returned at the end of the monitoring period (10 years).
PT/192/242H	West Drayton	Fmr NATs Site, Drayton Garden Village, Porters Way, West Drayton 5107/APP/2009/2348	31,136.46	31,136.46	0.00	0.00	0.00	31,136.46	31,136.46	Funds received as the parking management contribution, to be used towards the cost of establishing a parking management scheme in the West Drayton Area. No time limits for spend.
PT/193/242I	West Drayton	Fmr NATs Site, Drayton Garden Village, Porters Way, West Drayton 5107/APP/2009/2348	249,091.68	249,091.68	0.00	0.00	0.00	249,091.68	249,091.68	Funds received as the "British Waterways contribution", to be used towards the cost of improvement works to the Grand Union Canal. No time limits for spend.
PT/194/403D	Botwell	Former Hayes Swimming Pool, Botwell Lane, Hayes (Lidl) 1942/APP/2015/4127	59,000.00	59,000.00	0.00	0.00	0.00	59,000.00	59,000.00	Funds received as the "Traffic Impact contribution", to be used by the Council towards bus service improvements, installation of land mark bus shelters on Church Road, installation of road signs in the vicinity of the development (see agreement for details). No time limits for spend.
PT/195/409A *147	Heathrow Villages	Fmr Contractor's Compound, South of Swindon Road, Heathrow Airport 67622/APP/2013/2532 & 67622/APP/2015/1651	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received to be used by the Council to secure compliance with the travel plan if required. Any unspent funds to be returned at the end of the monitoring period (10 years).
PT/196/410	Uxbridge South	66 High Street (Fassnidge Park Hall), Uxbridge 12156/APP/2015/4166 & 12156/APP/2016/4647	109,503.00	109,503.00	0.00	0.00	0.00	109,503.00	0.00	Contribution received towards the improvement works in relation to the existing pedestrian link adjacent to the site, including street lighting, CCTV and realignment. No time limits for spend. Funds allocated towards Uxbridge Town Centre Improvements (Cabinet Member Decision 15/06/2018).
PT/197/40N *148	Botwell	The Old Vinyl Factory, Blyth Road, Hayes 59872/APP/2012/1838 & 59872/APP/2013/3775	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received to be used by the Council to secure compliance with the travel plan if required. Any unspent funds to be returned at the end of the monitoring period (10 years).
PT/198/414A	Hillingdon East	Abbotsfield & Swakeleys School, Clifton Gardens, Hillingdon 3505/APP/2015/3030	450,000.00	450,000.00	0.00	0.00	0.00	450,000.00	0.00	Contribution received to be used by TFL towards bus service improvements. Funds to be spent within 7 years of payment (March 2025).
PT/199/415A *151	West Drayton	West Drayton Police Station, Station Road, West Drayton 12768/APP/2016/1580 & 12768/APP/2014/1870	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received to ensure compliance with the travel plan, if required. Any unspent funds to be returned at the end of the monitoring period (10 years).
PT/200/414B	Hillingdon East	Abbotsfield & Swakeleys School, Clifton Gardens, Hillingdon 3505/APP/2015/3030	16,430.00	16,430.00	0.00	0.00	0.00	16,430.00	16,430.00	Contribution received to be used by TFL towards bus stop improvements along Long Lane. Funds to be spent within 7 years of payment (March 2025).
PT/201/404C *152	Hillingdon East	Abbotsfield & Swakeleys School, Clifton Gardens, Hillingdon 3505/APP/2015/3030	21,200.00	21,200.00	0.00	0.00	0.00	21,200.00	0.00	Funds received to ensure compliance with the travel plan, if required. Any unspent funds to be returned at the end of the monitoring period (10 years).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PT/202/417A	West Drayton	Grand Union Office Park, Packet Boat Lane, West Drayton 1197/APP/2015/4164	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00	Funds received to ensure compliance with the travel plan, if required. Any unspent funds to be returned at the end of the monitoring period (10 years) .
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	5,320,926.39	5,300,941.36	1,309,565.91	1,184,565.91	125,000.00	4,011,360.48	1,381,705.91	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	7,136,476.04	7,116,491.01	2,339,061.16	2,214,061.16	125,000.00	4,797,414.88	1,381,705.91	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										
EYL/230/283C	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/ APP/ 2009/2752	3,909,383.23	3,909,383.23	3,909,383.23	3,909,383.23	0.00	0.00	0.00	£2,545,734 received as the first instalment towards providing education, educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces. Contribution to be spent within 10 years of receipt (Oct 2025). Funds spent towards Council's School Expansion Programme as part of end of year financing 2015/16 (Cabinet Member Decision 06/01/2017 (retrospective). Further £1,363,649 received as the second instalment. Funds allocated and spent towards School Capital Programme (Cabinet Member Decision 27/02/2018).
EYL/244/404B	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd, Hayes 51588/APP/2011/2253	317,846.12	317,846.12	155,239.41	155,239.41	0.00	162,606.71	162,606.71	Funds received towards providing educational improvements or facilities in the Authority's area to include new school facilities, improvements to existing school facilities to accommodate extra children, improvement and expansion to playground and external leisure spaces (see agreement for details). Funds to be spent within 7 years of receipt (April 2024). £155,239.41 allocated and spent towards the School Capital Programme 2017/18 (Cabinet Member Decision 27/02/2018). Further £162,606.71 received as the second education instalment.
EYL/248/418A	Botwell	20-30 Blyth Road, Hayes 1425/APP/2011/3040	266,003.43	0.00	0.00	0.00	0.00	266,003.43	266,003.43	Funds received towards providing educational improvements or facilities in the Authority's area to include new school facilities, improvements to existing school facilities to accommodate extra children, improvement and expansion to playground and external leisure spaces (see agreement for details). Funds to be spent within 7 years of receipt (May 2025).
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	4,493,232.78	4,227,229.35	4,064,622.64	4,064,622.64	0.00	428,610.14	428,610.14	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
PPR/47/26A (formerly PT/56/26A)	Botwell	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing 37977/P/94/335	2,601,600.00	2,601,600.00	1,808,071.42	1,808,071.42	0.00	793,528.58	0.00	See Cabinet report 18 December 2003. Balance allocated to Hayes & Harlington Station Improvements and associated interchange initiatives. Project on-hold due to design issues. Officers investigating alternative improvements to area around the station. No time limits. Funds earmarked towards improvements to the public transport interchange and public realm improvements as part of the Crossrail/Hayes Town Centre Scheme. Funds allocated towards Hayes Town Centre Complimentary Measures (Cabinet Member Decision 24/08/2017).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PPR/49/174C	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	600,000.00	600,000.00	447,521.80	447,521.80	0.00	152,478.20	92,376.20	Contribution towards the Local Labour Strategy. No time limits. £200,000 allocated to the delivery of the Strategy (Cabinet Member decision 27/10/10). £88,000 allocated and £42,900 spent towards support for Economic Development post within LBH 12/13 (Cabinet Member Decision 19/3/13). £44,100 spent towards E D post 2013/14. Further £91,323 allocated towards the continuation of the E D Officer Post. (Cabinet Member Decision 10/9/2014). £46,321 Spent towards E D Officer Post 2015/16. £150,000 received towards the same purpose (T2 instalments 2014/15, 15/16 and 16/17 to be confirmed). £110,902 allocated towards support for Senior E D Officer Post (Cabinet Member Decision 10/02/2017). £46,300 spent towards Officer post 2016/17. Final T2 instalment (£50k) received (2017/18). T2 instalment received 2018/19. £54,500 spent towards Senior Economic Development Officer Post (2017/18).
PPR/49/174D	Heathrow Villages	Terminal 2, Heathrow Airport. 62360/APP/2006/2942	531,426.00	531,426.00	450,000.00	450,000.00	0.00	81,426.00	0.00	Funds received towards the Local Labour Strategy, as defined in the agreement. No time limits. A total of £450,000 due to be received under this agreement has been allocated towards the Heathrow Academy Programme (Cabinet Member decision 19/11/12). Total of £261,000 paid towards Academy Programme 2012/13. Further £270,246 received towards the Programme. Total match funding towards Heathrow Academy Programme received and spent (2014).
PPR/53/149H	Botwell	Former Hayes Goodsynd site. 10057/APP/2005/2996&299	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	£2,000 received towards the maintenance and operation by the Council of the station approach cameras. Funds spent towards operation of station cameras 09/10. Further £4,000 received as 2nd & 3rd annual instalments.
PPR/64/262C	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	9,360.44	9,360.44	1,668.55	1,668.55	0.00	7,691.89	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13). £1,668.55 spent towards work place co-ordinator 2017/18.
PPR/69/276D	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	54,107.00	54,107.14	54,107.00	54,107.00	0.00	0.00	0.00	First instalment (£21,111.11) towards improvements to local community facilities within the Authority's area. Funds to be spent within 7 years of receipt (July 2019). £16,322 received as second instalment towards the same purpose (spend July 2020). Final instalment £16,673.28 received (spend by February 2022). Funds allocated and spent towards extension at Hayes & Harlington Community Centre (Cabinet Member Decision 16/02/2018). Remaining balance (0.14) diminimus, transferred to PT/44.
PPR/70/267C	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	10,000.00	10,000.00	8,883.47	8,883.47	0.00	1,116.53	0.00	Funds to be used for the purpose of improving community facilities in the vicinity of the development. No time limits for spend. Funds allocated towards upgrading cinema equipment at The Beck Theatre (Cabinet Member Decision 28/08/2014). Scheme complete, contribution not required, funds to be reallocated. Balance allocated towards accessibility improvements at the Beck Theatre (Cabinet Member Decision 28/06/2017). Scheme complete.
PPR/71/277C	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	20,579.41	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities (see agreement for details). Further contribution received towards the same purpose. No time limits for spend.
PPR/72/277D	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	51,609.49	51,609.49	0.00	0.00	0.00	51,609.49	51,609.49	Contribution received towards training persons within the locality of the development for jobs of a nature to be carried out within the development. Further contribution received towards the same purpose. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PPR/75/291A	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	13,699.22	13,699.22	11,203.77	11,203.77	0.00	2,495.45	0.00	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. No time limits. £1,939 spent towards Civic Centre apprentice scheme and £4,330.05 towards Partnership Team to support construction training in the Borough (Cabinet Member Decision 10/05/2017). £4,934.72 spent towards apprenticeship scheme (2017/18).
PPR/80/297B	Heathrow Villages	Fmr Technicolor Site, 276 Bath Rd, Sipson. 35293/APP/2009/1938	46,055.55	46,055.55	0.00	0.00	0.00	46,055.55	46,055.55	Funds received towards public realm improvement works to be delivered within the vicinity of the land. Funds to be spent within 7 years of receipt (May 2020).
PPR/81/81/297C	Heathrow Villages	Fmr Technicolor Site, 271 Bath Rd, Sipson. 35293/APP/1938	16,695.14	16,695.14	0.00	0.00	0.00	16,695.14	16,695.14	Contribution received towards the provision of training in the hospitality and leisure industry (see agreement for further details). Funds to be spent within 7 years of receipt (May 2020).
PPR/87/303C	Botwell	70 Wood End Green Rd, Hayes 5791/APP2012/408	7,731.96	7,731.96	0.00	0.00	0.00	7,731.96	0.00	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's Area. No time limits. Funds allocated towards Partnership Team core budget to support construction training in the Borough (Cabinet Member Decision 10/05/2017)
PPR/85/306B	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	7,875.62	7,875.62	0.00	0.00	0.00	7,875.62	0.00	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits. Funds allocated towards Partnership Team core budget to support construction training in the Borough (Cabinet Member Decision 10/05/2017)
PPR/88/325A	West Drayton	Stockley Close Units 1623 & 1685 51458/APP/2013/2973	20,713.00	20,713.00	0.00	0.00	0.00	20,713.00	0.00	Funds received as the "construction training scheme shortfall costs" & the "co-ordinator costs" towards construction training courses delivered by recognised providers and provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 5 years of receipt (April 2019). Funds allocated towards on site construction training schemes at Grassy Meadows and Parkview (Cabinet Member Decision 14/06/2017)
PPR/92/333B	Yiewsley	39 High Street, Yiewsley 24485/APP/2013/138	22,543.13	22,543.13	0.00	0.00	0.00	22,543.13	0.00	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits. Funds allocated towards Partnership Team core budget to support construction training in the Borough (Cabinet Member Decision 10/05/2017)
PPR/93/333C	Yiewsley	39 High Street, Yiewsley 24485/APP/2013/138	25,010.10	25,010.10	0.00	0.00	0.00	25,010.10	0.00	Contribution received as the "public realm contribution" towards the provision of CCTV, lighting, closure/gating of paths and links, safety improvements to public transport interchanges, facilities, and car parks, enhanced night bus networks to and from major new facilities and leisure uses within the authority's area. No time limits for spend. Allocated towards public realm improvements at West Drayton Station as part of Crossrail Project (Cabinet Member Decision 13/03/2018).
PPR/96/347B	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	24,335.69	24,335.69	0.00	0.00	0.00	24,335.69	0.00	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent/committed within 7 years of receipt (May 2022). Funds allocated towards on site construction training schemes at Grassy Meadows and Parkview (Cabinet Member Decision 14/06/2017)
PPR/97/314C	Pinkwell	Hyde Park Hayes, Dawley Road, Hayes (HPH4 & 5) 40652/APP/2012/2030	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend. Funds allocated towards on site construction training schemes at Grassy Meadows and Parkview (Cabinet Member Decision 14/06/2017)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PPR/101/348D	Uxbridge North	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	3,331.89	3,331.89	0.00	0.00	0.00	3,331.89	3,331.89	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/102/354A	Botwell	Land on west Side of Dawley Road, Hayes (E C House). 38065/APP/2014/2143	9,644.70	9,644.70	0.00	0.00	0.00	9,644.70	9,644.70	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (Sept 2022)
PPR/103/356B	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	31,792.72	31,792.72	0.00	0.00	0.00	31,792.72	31,792.72	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 5 years of completion (June 2022)
PPR/104/355B	Botwell	Formr EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	82,800.00	82,800.00	0.00	0.00	0.00	82,800.00	82,800.00	Contribution received towards investment in local energy efficiency and carbon reduction measures within the Authority's area. Spend within 7 years of receipt (Nov 2022).
PPR/105/355C	Botwell	Formr EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the provision of a construction work place co-ordinator. Funds to be spent within 7 years of receipt (Nov 2022).
PPR/106/360A	Heathrow Villages	Fmr Unitair Centre, Great South West Rd, Feltham, 49559/APP/2014/334	9,984.00	9,984.00	0.00	0.00	0.00	9,984.00	9,984.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/108/371B	Heathrow Villages	272-276 Bath Rd, Hayes 464/APP/2014/2886	19,600.00	19,600.00	0.00	0.00	0.00	19,600.00	19,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/109/378A	Townfield	Hayes Gate House, Uxbridge Road, Hayes 2385/APP/2013/2523	138,774.29	138,774.29	0.00	0.00	0.00	138,774.29	0.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 5 years of receipt (Jan 2021). Funds allocated towards the Construction Coordinator Service (Cabinet Member Decision 25/04/2018)
PPR/110/372B	Yiewsley	Phase 3, Stockley Park, Stockley Road. 37977/APP/2015/1004	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received as the "Phase 1" payment towards the provision of a construction workplace coordinator within the Authority's area. Funds to be spent within 7 years of receipt (Jan 2023).
PPR/111/379A	Townfield	1-3 Uxbridge Rd, Hayes. 1911/APP/2012/3185	99,175.00	99,175.00	0.00	0.00	0.00	99,175.00	99,175.00	Funds received towards the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (March 2023).
PPR/113/274C	Botwell	Global Academy. Old Vinyl Factory, Blyth Road, Hayes. 5505/APP/2015/1546	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (March 2023).
PPR/116/382C	West Drayton	Kitchener House, Warwick Rd, West Drayton. 18218/APP/2013/2183	16,769.78	16,769.78	0.00	0.00	0.00	16,769.78	16,769.78	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 10 years of receipt (April 2026).
PPR/117/283E	North Uxbridge	Pavilions Shopping Centre, Chequers Square, Uxbridge (Primark). 35214/APP/2014/2232	13,150.00	13,150.00	0.00	0.00	0.00	13,150.00	13,150.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (May 2023).
PPR/118/384C	Yiewsley	Caxton House, Trout Road, Yiewsley. 3678/APP/2013/3637	35,415.97	35,415.97	0.00	0.00	0.00	35,415.97	35,415.97	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/121/391	Brunel	Brunel University (AMCC2), Kingston Lane, Uxbridge. 532/APP/2015/350	24,559.38	24,559.38	0.00	0.00	0.00	24,559.38	24,559.38	Funds received towards the cost of providing construction training to residents in the local vicinity of the land. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PPR/122/387C	Uxbridge North	Norwich Union House, 1-3 Bakers Road, Uxbridge 8218/APP/2011/1853	32,443.83	32,443.83	0.00	0.00	0.00	32,443.83	32,443.83	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (September 2023).
PPR/123/390E	West Drayton	Former Angler's Retreat PH, Cricketfield Road, West Drayton 11981/APP/2013/3307	13,111.01	13,111.01	0.00	0.00	0.00	13,111.01	13,111.01	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 5 years of receipt (September 2021).
PPR/124/398A	Heathrow Villages	Building 717, Located Between Sheffield Way & Southern Perimeter Road, Heathrow. 50657/APP/2013/2214	24,000.00	24,000.00	0.00	0.00	0.00	24,000.00	24,000.00	Funds to be used towards (but not limited to) the cost of assisting relevant hotel and leisure industry related training course offered by recognised and accredited organisations such as Uxbridge College or other training providers in the Authority's area. Funds to be spent within 5 years of receipt (Nov 2021).
PPR/125/398B	Heathrow Villages	Building 717, Located Between Sheffield Way & Southern Perimeter Road 50657/APP/2013/2214	65,984.00	65,984.00	0.00	0.00	0.00	65,984.00	65,984.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 5 years of receipt (Nov 2021).
PPR/126/396B	Pinkwell	Unit 3, Millington Road, Hayes 32157/APP/2016/1696	18,012.29	18,012.29	0.00	0.00	0.00	18,012.29	18,012.29	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/128/399A	Townfield	Unit A Bulls Bridge Centre, North Hyde Gardens. 13226/APP/2015/4623	12,100.00	12,100.00	0.00	0.00	0.00	12,100.00	12,100.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/130/403B	Botwell	Fmr Hayes Swimming Pool, Botwell Lane, Hayes (Lidl) 1942/APP/2015/4127	16,388.00	16,388.00	0.00	0.00	0.00	16,388.00	16,388.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/133/407	Heathrow Villages	IAG Cargo Campus, Sealand Road, Heathrow Airport 50045/APP/2016/2081	47,100.00	47,100.00	0.00	0.00	0.00	47,100.00	47,100.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/135/400B	Heathrow Villages	World Business Centre, 4 Newall Road, Heathrow Airport 71487/APP/2015/4718	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the cost of providing a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (Oct 2024).
PPR/136/409B	Heathrow Villages	Fmr Contractor's Compound, South of Swindon Road, Heathrow Airport 67622/APP/2013/2532 & 67622/APP/2015/1651	149,250.00	149,250.00	0.00	0.00	0.00	149,250.00	149,250.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 5 years of receipt (Dec 2023).
PPR/137	Heathrow Villages	Fmr Contractor's Compound, South of Swindon Road, Heathrow Airport 67622/APP/2013/2532 & 67622/APP/2015/1651	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	15,000.00	Funds received towards the cost of assisting relevant hotel and leisure industry related training courses offered by recognised and accredited organisations such as Uxbridge College or other training providers within the Authority's area. Funds to be spent within 5 years of receipt (Dec 2023).
PPR/138/412A	Botwell	Enterprise House, 133 Blyth Road, Hayes 11623/APP/2013/3606	91,331.24	91,331.24	0.00	0.00	0.00	91,331.24	91,331.24	Funds received towards the cost of providing a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/139/415B	West Drayton	West Drayton Police Station, Station Road, West Drayton 12768/APP/2016/1580 & 12768/APP/2014/1870	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the cost of providing a construction work place co-ordinator within the Authority's area. No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
		COMMUNITY, COMMERCE & REGENERATION TOTAL	5,097,059.85	5,097,059.99	2,783,456.01	2,783,456.01	0.00	2,313,603.84	1,106,259.60	
		PORTFOLIO: CENTRAL SERVICES, CULTURE & HERITAGE								
CSL/14/220	Townfield	Trescott House, Hayes . 36261/APP/2010/215	1,599.00	1,599.00	0.00	0.00	0.00	1,599.00	1,599.00	Funds received towards additional or improved library facilities in the vicinity of the site. No time limits.
CSL/26/249B	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received towards the provision of necessary capacity enhancements at the Townfield Community Centre. No time limit for spend.
CSL/59/283E	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/ APP/ 2009/2752	22,000.00	22,000.00	0.00	0.00	0.00	22,000.00	0.00	Funds received as the second instalment of the Library contribution (5 instalments due in total). Funds to be used towards the provision or improvement of library facilities and/or books within the Authority's area. Spend within 10 years of receipt (2027) . Earmarked towards Library refurbishment Programme.
CSL/68/404C	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd, Hayes 51588/APP/2011/2253	33,466.39	33,466.39	0.00	0.00	0.00	33,466.39	33,466.39	Funds received as a contribution towards community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (April 2024).
CSL/69/404D	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd, Hayes 51588/APP/2011/2253	4,213.13	4,213.13	2,057.74	2,057.74	0.00	2,155.39	2,155.39	Funds received towards the provision or improvement to library facilities and/or library books within the Authority's are. Funds to be spent within 7 years of receipt (April 2024). £2,057.74 allocated and spent towards the Library Book Fund 2017/18 (Cabinet Member decision 20/02/2018). Second instalment £2,155.39 received March 2018.
CSL/70/40L	Botwell	Old Vinyl Factory (Boiler House & Materials Store), Blyth Rd, Hayes. 59872/APP/2012/1838 & 59872/APP/2013/3775	8,633.28	8,633.28	0.00	0.00	0.00	8,633.28	8,633.28	Funds received towards the provision of library facilities within the Authority's area. Funds to be spent within 7 years of receipt (July 2024)
CSL/72/418B	Botwell	20-30 Blyth Road, Hayes 1425/APP/2011/3040	5,145.76	0.00	0.00	0.00	0.00	5,145.76	5,145.76	Funds received towards the provision of library facilities and /or library books within the Authority's area. Funds to be spent within 7 years of receipt (May 2025)
		CENTRAL SERVICES, CULTURE & HERITAGE - TOTAL	95,057.56	89,911.80	2,057.74	2,057.74	0.00	92,999.82	50,999.82	
		PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES								
E/02/18	West Drayton	Old Mill House, Thorney Mill Road, West Drayton 41706C/91/1904	59,556.42	59,556.42	55,657.45	55,657.45	0.00	3,898.97	0.00	Revenue cost (12K) spent. The balance is required for the establishment and management of a nature reserve on nearby land. Works identified and now awaiting quotations from contractors. Officers have liaised with London Wildlife Trust and contractors with regards to phasing of the works (access and conservation improvements) required to improve the nature reserve. Works have now been scheduled by the area officer. Spend towards tree and footpath works. Further spend towards maintenance works. There are no time constraints upon the expenditure of the funds.
E/28/71 (Formerly PT/40)	Botwell	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692.00	12,692.00	267.81	267.81	0.00	12,424.19	0.00	Landscaping works (12.69K). Limited to specific area of land. Delays caused by land being in Stockley Park Consortium ownership. Green Spaces team is looking into the potential for a scheme within the parameters of the legal agreement. Site overgrown preventing planting trees in preferred location. The trees officer has suggested two locations on the site where they could be planted instead. Officers currently considering feasibility. No time constraints.
E/38/153B	Heathrow Villages	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 &1437	10,000.00	10,000.00	7,764.09	7,764.09	0.00	2,235.91	0.00	Funds received towards Air Quality initiatives within the vicinity of the site. No time constraints. Funds allocated towards two monitoring stations in vicinity of the site. (Cabinet Member Decision 22/6/2010). £7,764.09 spent towards air quality monitoring.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
E/59/155F	West Drayton	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082	20,000.00	20,000.00	9,291.00	9,291.00	0.00	10,709.00	0.00	Funds received towards the maintenance of play facilities at Stockley Recreation Ground (Mulberry Parade). £10,415 allocated towards costs incurred in maintaining the playground (Cabinet Member Decision 7/11/2012). Developer has agreed that the remaining balance can be retained and spent towards the continued maintenance of the play equipment (letter received June 2015).
E/69/246B	Botwell	561& 563 Uxbridge Road, Hayes. 63060/APP/2007/1385	20,175.83	20,175.83	18,410.35	18,410.35	0.00	1,765.48	0.00	Contribution received towards the cost of improving Rosedale Park which adjoins the land. No time limit on spend. Funds allocated towards improvements at Rosedale Park (Cabinet Member Decision 08/06/2016). Scheme completed August 2016. Invoices paid. Scheme to be closed.
E/76/276E	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	199,656.76	199,656.76	0.00	0.00	0.00	199,656.76	54,500.76	First instalment (£64,740) of a contribution received towards improvements to local recreation and sports facilities within the vicinity of the land. Funds to be spent within 7 years of receipt (July 2019). £66,741 received as the second instalment towards the same purpose (spend July 2020). Final instalment £68,174 received (spend by Feb 2022). £145,156 allocated towards the refurbishment and relocation of the former Yiewsley bowls club house to Sipson Recreation Ground for use by Sipson Explorers (Cabinet Decision 21/06/2018).
E/77/276F	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	27,018.91	27,018.91	21,750.94	8,889.96	12,860.98	5,267.97	0.00	First instalment (£8,761) of a contribution received towards air quality improvements in the Authority's area including measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). £9,031 received as the second instalment towards the same purpose (spend by July 2020). Final instalment received this quarter (spend Feb 2022). Funds allocated towards the Borough's air quality monitoring network (Cabinet Member Decision 26/10/2016). £8,889.96 spent towards air quality monitoring 2017/18. Further £12,868 spent this quarter.
E/80/249F	Townfield	Glenister Hall, 119 Minet Drive, Hayes 40169/APP/2011/243	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Contribution received towards the provision and maintenance of junior football pitches/ refurbishment of cricket wicket at Grassy meadows (see agreement for details). No time limits.
E/83/198G	Uxbridge	Fmr Gasworks Site, Cowley Mill Road, Uxbridge (Kier Park). 3114/APP/2012/2881	15,000.00	15,000.00	15,000.00	14,945.98	54.02	0.00	0.00	Contribution received towards undertaking an assessment of air quality within the vicinity of the site. Funds to be spent within 7 years of receipt (March 2020). Funds allocated towards Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). £5,945 spent towards the operation of air quality monitoring stations in the Borough (2015/16). £7,100 spent towards the operation of air quality monitoring stations 2016/17.
E/84/297D	Heathrow Villages	Fmr Technicolor Site, 271 Bath Rd, Sipson. 35293/APP/1938	17,270.83	17,270.83	0.00	0.00	0.00	17,270.83	17,270.83	Funds received to be used by Hillingdon Council towards initiatives to improve air quality within LBH. Funds to be spent within 7 years of receipt (May 2020).
E/85/300D	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received to be used towards reducing emissions, tree & other planting, vehicle restrictions, use of cleaner fuels, environmental management and air quality strategy (see legal agreement for details). No time limits.
E/89/315C	Pinkwell	Asda Unit 3 Westlands Estate, Millington Rd, Hayes 32157/APP/2011/872	26,323.47	26,323.47	0.00	0.00	0.00	26,323.47	0.00	Contribution received as the "air quality contribution", to be used by the Council towards air quality monitoring in the Authority's area. No time limits for spend. Funds allocated towards the Borough's air quality monitoring network (Cabinet Member Decision 26/10/2016).
E/93/326	Pinkwell	Prologis Park, Stockley Road, Hayes 18399/APP/2013/3449	21,789.00	21,789.00	0.00	0.00	0.00	21,789.00	21,789.00	Contribution received as the "allowable solutions" (energy) contribution. Funds to be used towards local carbon emissions reduction initiatives in the London Borough of Hillingdon. No time limit for spend.
E/94/338B	Uxbridge South	37 St John's Road, Uxbridge 15811/APP/2012/2444	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards the cost of environmental and ecological mitigation measure and enhancements at the Little Britain site of Metropolitan Importance for Nature Conservation as made necessary by the development. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
E/95/344D	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (July 2020).
E/96/344E	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	5,750.00	5,750.00	0.00	0.00	0.00	5,750.00	5,750.00	Contribution received towards the maintenance of the footpath works as shown on a plan attached to the agreement. Funds to be spent within 5 years of receipt (July 2020).
E/97/344F	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	5,000.00	5,000.00	3,000.00	3,000.00	0.00	2,000.00	0.00	Contribution received towards the cost of tree works to those trees sited in the adjoining nature reserve. Funds to be spent within 5 years of receipt (July 2020). Funds allocated towards tree works at Uxbridge Moor Nature Reserve (Cabinet Member Decision 24/11/2016). £3,000 spent towards tree works within the reserve 2016/17.
E/98/354B	Botwell	Land on west Side of Dawley Road, Hayes (EC House). 38065/APP/2014/2143	12,558.21	12,558.21	0.00	0.00	0.00	12,558.21	0.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Sept 2022). Funds allocated towards the Borough's air quality monitoring network (Cabinet Member Decision 26/10/2016).
E/100/40H	Botwell	Land at Thorn EMI Complex (Old Vinyl Factory) 51588/APP/2000/1827 & 5987/APP/2012/1838	25,361.47	25,361.47	0.00	0.00	0.00	25,361.47	25,361.47	Contribution received towards initiatives to improve air quality within the Authority's area. Funds to be spent within 7 years of receipt (Nov 2022)
E/101/355D	Botwell	Formr EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	12,500.00	12,500.00	10,050.30	10,050.30	0.00	2,449.70	0.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Nov 2022). Funds allocated and £10,050 spent towards a scheme of tree planting in the Borough (Cabinet Member Decision 05/04/2017)
E/102/360B	Heathrow Villages	Fmr Unitair Centre, Great South West Rd, Feltham, 49559/APP/2014/334	26,000.00	26,000.00	0.00	0.00	0.00	26,000.00	26,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/103/359D	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	12,625.00	12,625.00	0.00	0.00	0.00	12,625.00	12,625.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).
E/104/371C	Heathrow Villages	272-276 Bath Rd, Hayes 464/APP/2014/2886	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
E/105/378B	Townfield	Hayes Gate House, Uxbridge Road, Hayes 2385/APP/2013/2523	12,625.00	12,625.00	2,000.00	2,000.00	0.00	10,625.00	0.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Jan 2021). Funds allocated towards street tree planting and support for the Hillingdon air text pollution alert service (Cabinet Member Decision 04/04/2018). £2,000 spent towards the air text service 2017/18.
E/106/732C	Yiewsley	Phase 3, Stockley Park, Stockley Road. 37977/APP/2015/1004	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	50,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).
E/107/356C	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	15,450.00	15,450.00	0.00	0.00	0.00	15,450.00	15,450.00	Contribution received towards the maintenance and provision of open space; the maintenance and provision of children's play spaces; the provision of off-site community facilities to be used for the benefit of residents within the Authority's area. No time limit for spend.
E/109/382E	West Drayton	Kitchener House, Warwick Rd, West Drayton. 182118/APP/2013/2183	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 10 year of receipt (April 2023).
E/110/384E	Yiewsley	Caxton House, Trout Road, Yiewsley. 3678/APP/2013/3637	25,508.01	25,508.01	0.00	0.00	0.00	25,508.01	25,508.01	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limits for spend.
E/112/382	Brunel	82A-86 Pield Heath Road, Hillingdon. 70060/APP/2014/2070	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	Contribution to be used to plant and maintain an appropriate tree within the landscaping enhancement area described in the agreement. No time limits for spend. Funds allocated toward a suitable scheme (Cabinet Member Decision 24/11/2016).
E/113/393	West Drayton	Land West of Laurel Lane (Laurel Lane School), West Drayton. 70019/APP/ 2014/1807	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Funds received as the tree planting and landscape improvement contribution, to be used towards the cost of landscaping works to The Closes Recreation Ground (see agreement for details). No time limits for spend.
E/114/390C	West Drayton	Former Angler's Retreat PH, Crickfield Road, West Drayton 11981/APP/2013/3307	12,937.65	12,937.65	0.00	0.00	0.00	12,937.65	12,937.65	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Sept 2021).
E/115/394B	Yiewsley	Padcroft Works, Tavistock Road, Yiewsley. 45200/APP/2014/3638	25,375.72	25,375.72	0.00	0.00	0.00	25,375.72	25,375.72	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Oct 2023).
E/116/345C	Uxbridge South	Charter Place, Vine Street, Uxbridge. 30675/APP/2014/1345	81,000.00	81,000.00	0.00	0.00	0.00	81,000.00	81,000.00	Funds received as an off-site contribution to be used by the Council towards reducing carbon emissions within the London Borough of Hillingdon. No time limits for spend.
E/117/398C	Heathrow Villages	Building 717, Located Between Sheffield Way & Southern Perimeter Road 50657/APP/2013/2214	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds received towards initiatives to improve air quality within the Authority's area. Funds to be spent within 5 years of receipt (Nov 2021).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
E/118/399C	Townfield	Unit A Bulls Bridge Centre, North Hyde Gardens, Hayes. 13226/APP/2015/4623	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/119/402D	Yiewsley	21 High St, Yiewsley 26628/APP/2014/675	28,275.36	28,275.36	0.00	0.00	0.00	28,275.36	28,275.36	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/120/403C	Botwell	Fmr Hayes Swimming Pool, Botwell Lane, Hayes (Lidl) 1942/APP/2015/4127	9,900.00	9,900.00	0.00	0.00	0.00	9,900.00	9,900.00	Funds received to be used by the Council towards off site carbon reduction measures, schemes and initiatives to mitigate the development. No time limits for spend.
E/121/404E	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd, Hayes 51588/APP/2011/2253	27,888.66	27,888.66	0.00	0.00	0.00	27,888.66	27,888.66	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (April 2024).
E/123/242J	West Drayton	Fmr NATs Site, Drayton Garden Village, Porters Way, West Drayton 5107/APP/2009/2348	488,493.68	488,493.68	0.00	0.00	0.00	488,493.68	488,493.68	Funds received as the "indoor/outdoor sport & recreation contribution ", to be used by the Council towards the provision of indoor & outdoor sports and recreation facilities within the Authority's area. No time limits for spend.
E/125/409D	Heathrow Villages	Fmr Contractor's Compound, South of Swindon Road, Heathrow Airport 67622/APP/2013/2532 & 67622/APP/2015/1651	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received to be used towards initiatives to improve air quality within the Authority's area. Funds to be spent within 5 years of receipt (Dec 2023).
E/126/412B	Botwell	Enterprise House, 133 Blyth Road, Hayes 11623/APP/2013/3606	26,546.69	26,546.69	0.00	0.00	0.00	26,546.69	26,546.69	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/127/283G	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/ APP/ 2009/2752	317,775.00	78,375.00	0.00	0.00	0.00	317,775.00	0.00	Funds received as 25% of the district park maintenance contribution . Funds to be spent within 10 years of receipt (Dec 2027). Remaining 75% of the maintenance contribution received this quarter.
E/129/415C	West Drayton	West Drayton Police Station, Station Road, West Drayton 12768/APP/2016/1580 & 12768/APP/2014/1870	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/130/418C	Botwell	20-30 Blyth Road, Hayes 1425/APP/2011/3040	10,720.34	0.00	0.00	0.00	0.00	10,720.34	10,720.34	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (May 2025).
		FINANCE PROPERTY & BUSINESS SERVICES SUB -TOTAL	1,887,774.01	1,637,653.67	143,191.94	130,276.94	12,915.00	1,744,582.07	1,165,393.17	
PORTFOLIO: SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING										
H13/194E *59	Uxbridge	Frays Adult Education Centre, Harefield Road, Uxbridge. 18732/APP/2006/1217	12,426.75	12,426.75	0.00	0.00	0.00	12,426.75	0.00	Funds received towards the provision of healthcare facilities in the Borough. No time limits.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
H/18/219C *70	Yeading	Land rear of Sydney Court, Perth Avenue, Hayes. 6593/APP/2009/2629	3,902.00	3,902.00	0.00	0.00	0.00	3,902.00	0.00	Funds received towards the cost of providing health facilities in the Authorities Area. No time limits. £1,800 earmarked towards conversion of existing office space to an additional consulting room at the Pine Surgery, Hayes, subject to formal approval.
H/27/262D *80	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	5,233.36	5,233.36	0.00	0.00	0.00	5,233.36	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/30/276G *85	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	104,319.06	104,319.06	68,698.26	68,698.26	0.00	35,620.80	0.00	First instalment of a contribution (£33,826) received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). Funds to be spent within 7 years of receipt (July 2019). £34,871 received as the second instalment towards the same purpose (spend July 2020). £68,698.86 allocated towards phases 2-5 of the HESA extension (Cabinet Member Decision 4/12/2014). Final instalment (£35,620.80) received this quarter (spend by Feb 2022). £68,698.86 transferred to NHS Property Services 24/02/2015.
H/39/304C *97	Yeading	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	6,448.10	6,448.10	0.00	0.00	0.00	6,448.10	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (August 2020).
H/42/242G *100	West Drayton	West Drayton Garden Village (north site) off Porters Way, West Drayton. 5107/APP/2009/2348	337,574.00	337,574.00	0.00	0.00	0.00	337,574.00	0.00	Contribution received towards providing additional primary health care facilities in the West Drayton area including; expansion of existing premises to provide additional facilities and services to meet increased patient numbers, new health premises on the land or in the local area (see agreement for details). No time limits.
H/47/329E *106	Townfield	Land at Pronto Industrial Estate, 585-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	14,066.23	14,066.23	0.00	0.00	0.00	14,066.23	0.00	Contribution received towards the cost of providing healthcare facilities in the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
H/49/283B *108	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2009/2752	624,507.94	624,507.94	177,358.31	177,358.31	0.00	447,149.63	0.00	Contribution received towards the provision of healthcare facilities serving the development, in line with the S106 Planning Obligations SPD 2008. Funds to be spent within 10 years of receipt (August 2024). £177,358 from this contribution is allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Decision 12/06/2015). Funds transferred to HCCG (July 2015).
H/50/333F *109	Yiewsley	39 High street, Yiewsley 24485/APP/2013/138	12,444.41	12,444.41	0.00	0.00	0.00	12,444.41	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/55/347D *114	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	12,162.78	12,162.78	0.00	0.00	0.00	12,162.78	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to spent/committed within 7 years of receipt (May 2022).
H/56/348A	North Uxbridge	Lancaster & Hemitage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	390,564.64	390,564.64	0.00	0.00	0.00	390,564.64	390,564.64	Contribution received to be used by the Council to provide subsidised housing available through a Registered Social Landlord to persons who cannot afford to rent or buy houses generally available on the open market. No time limits for spend. Index linking received.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
H/58/348B *117	Uxbridge North	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	7,587.72	7,587.72	0.00	0.00	0.00	7,587.72	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/59/356E *120	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	14,997.03	14,997.03	0.00	0.00	0.00	14,997.03	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of completion (June 2022).
H/60/359E *121	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	25,291.09	25,291.09	23,599.93	23,599.93	0.00	1,691.16	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Spend within 7 years of receipt (Jan 2023). £23,559 allocated towards improvements to Yiewsley Health Centre (Cabinet Member Decision 17/01/ 2018). Funds transferred to NHS Property Services Feb 2018.
H/61/382F *128	West Drayton	Kitchener House, Warwick Rd, West Drayton. 18218/APP/2013/2183	8,872.64	8,872.64	0.00	0.00	0.00	8,872.64	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Spend within 10 years of receipt (April 2026).
H/62/384F *129	Yiewsley	Caxton House, Trout Road, Yiewsley. 3678/APP/2013/3637	15,482.07	15,482.07	0.00	0.00	0.00	15,482.07	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/64/387E *136	Uxbridge North	Norwich Union House, 1-3 Bakers Road, Uxbridge 8218/APP/2011/1853	15,518.40	15,518.40	0.00	0.00	0.00	15,518.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Spend within 7 years of receipt (September 2023).
H/65/387F	Uxbridge North	Norwich Union House, 1-3 Bakers Road, Uxbridge 8218/APP/2011/1853	170,545.32	170,545.32	0.00	0.00	0.00	170,545.32	170,545.32	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. Funds to be spent within 7 years of receipt (September 2023).
H/67/402E *142	Yiewsley	21 High St, Yiewsley 26628/APP/2014/675	18,799.72	18,799.72	0.00	0.00	0.00	18,799.72	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/68/329F	Townfield	Pronto Industrial Estate, 585-591 Uxbridge Rd, Hayes 4404/APP/2014/2206	120,793.95	120,793.95	0.00	0.00	0.00	120,793.95	120,793.95	Funds received towards the provision of affordable housing in the Authority's area. No time limits for spend.
H/69/404F *143	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd, Hayes 51588/APP/2011/2253	39,689.49	39,689.49	0.00	0.00	0.00	39,689.49	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Fund to be spent within 7 years of receipt (April 2024). £20,304 received March 2018 as the second instalment.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
H/70/40M *146	Botwell	Old Vinyl Factory (Boiler House & Materials Store), Blyth Rd, Hayes. 59872/APP/2012/1838 & 59872/APP/2013/3775	81,329.25	81,329.25	0.00	0.00	0.00	81,329.25	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Fund to be spent within 7 years of receipt (July 2024).
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	2,042,555.95	2,042,555.95	269,656.50	269,656.50	0.00	1,772,899.45	681,903.91	
		GRAND TOTAL ALL SCHEMES	20,752,156.19	20,210,901.77	9,602,045.99	9,464,130.99	137,915.00	11,150,110.20	4,814,872.55	

The balance of funds remaining must be spent on works as set out in each individual agreement.

Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.

Bold figures indicate changes in income and expenditure

Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.

* Denotes funds the Council is unable to spend currently totals £2,470,976.47

*2: PT/05	£359,328.06	is restricted to public transport serving London Heathrow and subject to approval from BAA and bus operators.
*18: PT/278/34	£194,910.65	includes a returnable security deposit for the highway works (to be later refunded) plus interest.
*20: PT/278/44	£20,938.04	includes a returnable security deposit for the highway works (to be later refunded) plus interest.
*22: PT/278/30	£5,000.00	is to be held as a returnable security deposit for the highway works (to be later refunded)
*23: PT/278/49	£22,108.66	includes a returnable security deposit for the highway works (to be later refunded) plus interest and funds for TFL costs.
*46:PT/88/140F	£10,000.00	there has not been any petitions for parking schemes in the area.
*51:PT/278/62/149A	£5,000.00	is to be held as a returnable security deposit for the highway works (to be later refunded).
*52:PT/278/65	£5,000.00	is to be held as a returnable security deposit for the highway works (to be later refunded).
*59:H13/194E	£12,426.75	funds have been received to provide health care services in the borough.
*60:PT/278/76	£5,000.00	is to be held as a returnable security deposit for highway works (to be later refunded)
*61:PT/110/198B	£14,240.00	is to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*63:PT/111/205A	£20,000.00	is to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)
*70:H/18/219C	£3,902.00	funds have been received to provide Health Care services in the borough.
*80:H/27/262D	£5,233.36	funds have been received to provide Health Care services in the borough.
*82:PT/126/242D	£20,000.00	funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)
*84:PT/278/81/249E	£4,000.00	funds received as a security deposit to ensure proper execution of works (to be refunded)
*85:H/30/276G	£35,620.80	funds received to provide health care facilities in the borough.
*87:PT/278/82/273A	£72,000.00	funds received as a security deposit to ensure proper execution of works (to be refunded)
*88:PT/132/149J	£15,000.00	funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*90:PT/278/83/292	£31,500.00	funds to be held as a returnable deposit for highways works (to be later refunded).
*93:PT/278/85	£5,000.00	funds to be held as a returnable deposit for highways works (to be later refunded).
*97: H/39/304C	£6,448.10	funds received to provide health care facilities in the borough.
*100:H/42/242G	£337,574.00	funds received to provide health care facilities in the borough.
*102: PT/138/300B	£20,000.00	funds to be used towards TFL scheme at Bulls Bridge roundabout
*106: H/47/329E	£14,066.23	funds received to provide health care facilities in the borough.
*108: H/49/283B	£447,149.63	funds received to provide health care facilities in the borough.
*109: H/50/333F	£12,444.41	funds received to provide health care facilities in the borough.
*114: H55/347D	£12,162.78	funds received to provide health care facilities in the borough.
*117: H/58/348B	£7,587.72	funds received to provide health care facilities in the borough.
*118: PT/278/103/370A	£51,234.86	is to be held as a returnable security deposit for the highway works (to be later refunded).
*119: PT/157/355A	£20,000.00	funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*120: H/59/356E	£14,997.03	funds received to provide health care facilities in the borough.
*121: H/60/359E	£1,691.16	funds received to provide health care facilities in the borough.
*123: PT/158/371A	£20,000.00	funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*124: PT/160/354C	£20,000.00	funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*125: PT/161/373	£8,000.00	funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*126: PT/165/374B	£20,000.00	funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*127: PT/168/383A	£20,000.00	funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*128: H/61/382F	£8,872.64	funds received to provide health care facilities in the borough.
*129: H/62/384F	£15,482.07	funds received to provide health care facilities in the borough.
*131: PT/278/95/40J	£33,397.13	is to be held as a returnable security deposit for the highway works (to be later refunded).
*132: PT/278/107/355E	£5,000.00	is to be held as a returnable security deposit for the highway works (to be later refunded).
*133: PT/278/108/378C	£5,000.00	is to be held as a returnable security deposit for the highway works (to be later refunded).
*134: PT/175/388	£20,000.00	funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*136: H/64/387E	£15,518.40	funds received to provide health care facilities in the borough.
*138: PT/179/360C	£20,578.80	funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*141: PT/187/403A	£20,000.00	funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
*142: H67/402E		£18,799.72 funds received to provide health care facilities in the borough.								
*143: H/69/404E		£39,689.49 funds received to provide health care facilities in the borough.								
*144: PT/278/109/403E		£135,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).								
*145: PT/191/396C		£40,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)								
*146: H/70/40M		£81,329.25 funds received to provide health care facilities in the borough.								
*147: PT/195/409A		£20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)								
*148: PT/197/40N		£20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)								
*150: PT/278/116		£11,544.73 is to be held as a returnable security deposit for the highway works (to be later refunded).								
*151: PT/199		£20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)								
*152: PT/201		£21,200.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)								
*153: PT/202		£20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)								
		£2,470,976.47								

	total bal	spendable unalloc:	unspendable	allocated (live/not live)
Mar Figs	13,842,868.40	6,187,980.88	3,721,317.00	3,933,570.52

Jun Figs	income 30 Jun 18	income 31 Mar 18	
	25,514,891.10	24,944,142.10	570,749.00
			570,749.00
	exp 30 Jun 18	exp 31 Mar 18	
	11,246,168.17	11,101,273.70	144,894.47
			144,894.47

	total bal	spendable unalloc:	unspendable	allocated (live/not live)
	14,268,722.93	6,114,475.03	3,706,317.00	4,447,930.90
				4,447,930.90

425,854.53	-	73,505.85	-	15,000.00	514,360.38
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425,854.53

		Dec report			Sept rpt		S106 unspendable			not allocated		
		Total Income			Total Income							
		at 31/12/07	at 30/9/07	new income q3	at 30/9/07	Sept v Dec	Dec rpt	Sept rpt	Variance	Dec rpt	Sept rpt	Variance
PT278/26/127	664 Victoria Rd S.Ruislip /											
PT278/27/09	27060/APP/2003/1105	58,827	58,827		58,827		5,000	5,000				0
(Includes												
Former PT/29)	Stockley Park Phase 3 "Trident Site"											
*16	37977/W/96/1447	572,732	572,732		572,732		558,232	558,232				0
PT278/30/115	Terminal 5, Land at Longford											
*22	Roundabout, Heathrow s278 10 Jan 02	10,500	10,500		10,500		5,000	5,000				0
	47853/93/246											
PT278/34/86A	Brunel site3 532/SPP/2001/1858 -											
*18	Highways Works at Junction Hillingdon											
	Hill / Kingston Lane & Pelican Crossing											
	on Kingston Lane	385,827	385,827		385,827		188,379	188,379				0
	Brunel s278 16 April 04											
PT278/44/87A	532/SPP/2002/2237 - Traffic Calming on											
*20	Cleveland Road & New Entrance on											
PT278/46/135	Kingston Lane	278,673	278,673		278,673		197,592	197,592				0
*32	10A Sandy Lodge Way Northwood											
PT278/47	54671/APP/2002/54	7,458	7,458	(12,339)	7,458		5,000	5,000				0
PT278/48	Refunds Various				12,339							0
PT278/49/117	No Legal Agreement Various	74,984	74,984		74,984							0
*23	Grand Union Village Southall											
	327/APP/2000/2106	63,873	63,873		63,873		63,873	63,873				0
PT278/50/132	Land at Rockingham Road, Riverside											
	Way Uxbridge / 56862/APP/2001/2595	33,510	33,510		33,510							0
PT278/51/128	Harlington Community School Sports											
*36	Centre, Pinkwell Lane, Hayes /											
PT278/55/10A	18948/APP/2000/2427	4,847	4,847		4,847							0
*14												
(Formerly	Land at Sanderson Site and Braybourn /											
PT/31)	35347/APP/2000/1294 & 1296	161,499	161,499		161,499		161,036	161,036				0
PT278/57/140	MOD Records Office Stockley Road											
A	Hayes 18399/APP/2004/2284	381,642	381,642		381,642							0
	The Dairy Farm, Breakspear Road											
	North, Harefield											
PT278/58/143	27314/APP/2005/844	1,000	1,000		1,000							0
PT278/60/147												
A	Former DERA site, Kingston Lane West											
*42	Drayton 45658/APP/2002/3012	16,500	16,500		16,500		15,000	15,000				0
	DERA Site, Kingston Lane, West											
PT278/60/147	Drayton - Highways											
B	45658/APP/2002/3012	55,126	55,126		55,126							0
PT278/61/148	Former RAF - Porters Way, West											
A	Drayton 5107/APP/2005/2082	2,000	2,000		2,000							0
	Hayes Goods Yard											
PT278/62/149	10057/APP/2004/2996&2999	2,000	2,000		2,000							0
PT278/63												
*49	White House Gate, R.A.F Northolt	25,000	25,000		55,000	(30,000)				20,000	20000	
PT/278	R.A.F. Eastcote	2,000		2,000								
	SECTION 278 SUB - TOTAL	2,137,998	2,148,337	(10,339)	2,178,337	(30,000)	1,199,112	1,199,112		20,000	20,000	
PT/05/04a												
*2	BA World Cargo / 50045A/95/1043	328,915	328,915		328,915		328,915	328,915				0
PT/05/04b												
*2	BA World Cargo / 50045A/95/1043	399,335	399,335		399,335		136,690	136,690				0
PT/08/68A&B												
(See also	Land at Hayes Park, Hayes End Road,											
PT/66)	Hayes 12853/APP/2000/675	12,418	12,418		12,418							0
PT/11/45												
	Springwell Lane - Cycle Way /											
	6679/AZ/98/0897	3,248	3,248		3,248							0
PT/18/38B												
(See also	Former Airspeed House, Stanwell Road,											
E/25/38A)	Heathrow / 50395/A97/1297	135,981	135,981		135,981		59,068	59,068				0
*33	Wimpey Site, Beaconsfield Road /											
PT/20/70	582/BX/98/0882	19,915	19,915		19,915							0
PT/21/39A	The Chimes - Supervision & TTS /											
	42966/AH/961862	113,485	113,485		113,485			893	(893)			0
PT/24/55												
(see E/08)	Former Arlington Hotel, Shepiston Lane,											
*28	Harlington - Highway Works											
	382/BH/97/0714	22,935	22,935		22,935		22,935	22,935				0
PT/25/56	J Sainsbury, 11 Long Drive, Ruislip											
*24	33667/T/97/0684	36,310	36,310		36,310		36,310	36,310				0
PT/37/40B-C	Land at Thorn EMI Complex - Highways											
(see: PPR/29)	Works & Environmental Improvements											
PT37/40E	51588/APP/2000/366&1418	553,808	553,808		553,808							0
	Land at Thorn EMI Complex - Parking											
*47	51588/APP/2000/366&1418	31,819	31,819		31,819		31,819	31,819				0
PT/41/94A												
(See also	Land to the West of Stone Close, Horton											
E/29)	Road, Yiewsley / 54822/APP/2000/424											
*19	(outline)	9,506	9,506		9,506		9,506	9,506				0
PT/41/94B	Land to the West of Stone Close, Horton											
	Road, Yiewsley 54822/APP/2003/718											
*19	(full)	4,777	4,777		4,777		4,777	4,777				0
PT/41/94C	Land to the West of Stone Close, Horton											
	Road, Yiewsley / 54822/APP/2000/424											
*19	(outline)	5,703	5,703		5,703		5,703	5,703				0
PT/42/41	Temp Stockpiling at Bedfont Court.											
*31	47853/SPP/2003/113	50,000	50,000		50,000		50,000	50,000				0
PT/44/03	S278 Surplus	157,292	157,292		157,292							0
	North Point, Horton Rd, Yiewsley											
	(Independent Industrial Estate) /											
PT/45/58	2664/AA/98/2349	13,689	13,689		13,689							0
PT/50/15B												
(see also:												
PPR/07)	Land at Barnsfield Place, Uxbridge -											
	Lighting / 43562/F/99/2018	30,000	30,000		30,000							0
	County Court Site											
	Traffic Management	35,757	35,757		35,757							

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

EDUCATION, YOUTH AND LEISURE									
SUB - TOTAL		6,120,274	6,044,107	76,167	6,044,107		1,523,377	1,220,408	302,969
PPR/02/39C	The Chimes - Uxbridge Initiative / 42966/AH/96/1862	100,000	100,000		100,000			0	
PPR/05/33	Blunts Field Training Programme, Bath Road / 45486/G/98/2296	66,778	66,778		66,778			0	
PPR/07/15A									
(see: PT/50)									
PPR/09/42	Land at Barnsfield Place, Uxbridge - Small Business Units / 43562/F/99/2018	150,570	150,570		150,570			0	
*8	Abbeys Warehouse, Hayes / 49614B/96/110	30,000	30,000		30,000			0	
PPR/10/16	Land At Masterdrive Unit, Printing House Lane, Hayes / 45736/APP/2000/2577	86,195	86,195		86,195			0	
PPR/13/19C									
(see: PT/51, EYL/31 & E/12)	County Court Site, 114 High Street, Uxbridge - Uxbridge TC Improvements / 5067/APP/00/1149 & 1385	15,803	15,803		15,803			0	
PPR/15/21B									
(see: PT/54 & E/13)	Former EMI Site, Dawley Road - Hayes TC Partnership / 6198/BS/98/1343	131,081	131,081		131,081			0	
PPR/24/05	Denbridge Industrial Estate, Oxford Road/4551CL/98/435	200,000	200,000		200,000			0	
*35	Land at Former Sadia Works, High St, Yiewsley / 41515/B/93/606	10,000	10,000		10,000			0	
PPR/26/84	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Specific Environmental Works - former Uxbridge College Access) / 40601H/91/1970	47,466	47,466		47,466			0	
PPR/32/50 (Formerly PT/02)	Former SKM House Springfield Road Hayes 35515/APP/2005/516	5,000	5,000		5,000			0	
PPR/33/139	MOD Records Office Stockley Road, Hayes 18399/APP/2004/2284	78,171	78,171		78,171			0	
PPR/34/140D									
PPR/36/153A	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	13,250	13,250		13,250			0	
PPR/37/159	Horton Close, West Drayton 46871/APP/2006/1037	4,200	4,200		4,200			0	
PPR/40/147G	DERA Site, Kingston Lane, West Drayton - Town Centre 45658/APP/2002/3012	67,153	67,153		67,153	30,000	30,000	0	
PPR/41/167	9-15, Harefield Road, Uxbridge 59532/APP/2005/2401	8,500	8,500		8,500			0	
PPR/42	Hayes Goods Yard 10057/APP/2004/2996 & 2999	78,939	78,939		78,939			0	
PPR/43	Colham House, Uxbridge, Training 27298/APP/2006/875	10,000	10,000		10,000			0	
PPR/44	27298/APP/2006/875 Honeywell Site, Trout Rd., Yiewsley 335/APP/2002/2754	18,229	18,229		18,229			0	
	PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	1,121,336	1,121,336		1,121,336	30,000	30,000		
E/02/18	Old Mill House, Thorney Mill Road, West Drayton / 41706C/91/1904	59,556	59,556		59,556			0	
E/06/2A	BT Site, Willow Tree Lane, Yeading - Play Ground Works	100,000	100,000		100,000			0	
E/09/11B									
(see: PT/48 & EYL/01)	Little London Nurseries, Harlington Road - Morello Avenue Play Area / 3408/APP/2000/703	38,021	38,021		38,021			0	
E/10/85	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000	25,000		25,000			0	
(see: PT/36) E/13/21A									
(formerly PT/54/21A) E/17/26D	Former EMI Site, Dawley Road / 6198/BS/98/1343	25,000	25,000		25,000			0	
(see: PT/56 & PPR/18)	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400	1,323,400		1,323,400			0	
E/18/27B									
(see: PT/57 & EYL/35)	Carmichael Close, Ruislip - Sidmouth Open Space / 55898/APP/2000/2736	125,274	125,274		125,274			0	
E/19/36 (see: PPR/21)	Land adj. Eastern Perimeter Rd. H'row. - Air Quality 53546/APP/98/2307	43,999	43,999		43,999			0	
E/21/74C									
(see: PT/65, EYL/40 & E/20)	Land at Johnson's Yard - Uxbridge TC CCTV 53936/APP/2002/1357	5,370	5,370		5,370			0	
E/22/97B	Land at West Drayton Depot Stockley Road West Drayton - Monitoring of Noise & Dust Emissions 2760/APP/2003/2816	5,463	5,463		5,463			0	
(see: PT/69)									
E/24/62 (See also PT/60 & PPR/23) E/25/38A (See also PT/18/38B) E/26/93 (Formerly PT/33) E/27/92 (Formerly PT/36) E/28/71 (Formerly PT/40)	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51095/APP/2000/1004	13,940	13,940		13,940			0	
	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	39,015	39,015		39,015			0	
	H.S.A Land, Bath Road 41687S/98/16	12,204	12,204		12,204			0	
	A4 Heathrow Corridor scheme - Oxford Avenue Green	50,000	50,000		50,000			0	
	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692	12,692		12,692			0	

E29/94D	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) & 54822/APP/2003/718 (full)	2,852	2,852	2,852					0
E/31/124 (see also EYL/57) E/32/01 (Formerly PT/43/01)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2836 & 8134/APP/2003/2831	42,172	42,172	42,172					0
E36/140E	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970 MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284	1,008,500	1,008,500	1,008,500					0
E/37/152B	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	52,114	52,114	52,114			52,114	52114.04	
E/38/153B	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437 9-15 Harefield Rd, Uxbridge	8,607	8,607	8,607					0
E/39/160	59532/APP/2005/2401 Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	10,000	10,000	10,000			10,000	10000	
E/40/155C E/41/49 (Formerly PPR/31/49)	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970 MOD Records Office Stockley Road/Bourne Avenue, Hayes	8,532	8,532	8,532					0
E/42/140J	18399/APP/2004/2284 Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710	20,147	20,147	20,147			20,147	20147.3	
E/43/1B E/44 E/45	Air Quality Action Plan Porters Way Play Area Former True Lovers Knot P.H Green Spaces provision	453,000	453,000	453,000					0
E/46	ENVIRONMENT SUB -TOTAL	100,737	100,737	100,737					0
H/1/152C	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	11,544	11,544	11,544			11,544	11543.73	
*40	9-15 Harefield Rd, Uxbridge	25,000	25,000	25,000					
H/2/160B H/3/155A	59532/APP/2005/2401 Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	125,000	125,000	125,000					
*41 H/4/140H	MOD Records Office Stockley Road/Bourne Avenue, Hayes	51,133	51,133	51,133			51,133	51,133	0
*43 H/5/161C	18399/APP/2004/2284 Former Honeywell Site, Trout Road, West Drayton	50,032	50,032	50,032			50,032	50,032	0
*44 H/6	335/APP/2002/2754 11-21, Clayton Rd., Hayes	30,066	30,066	30,066			30,066	30,066	0
*48 H/7	56840/APP2004/630 Hayes and Harlington Scrapyard. Health Provision	2,908	2,908	2,908					
		516,742	513,834	513,834					
		21,912,902	21,487,970	424,931	21,482,213	5,757	2,700,413	2,702,001	(1,588)
								300,000	300,000
								2,518,173	2,215,204
								0	0
									302,969
									0

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Plans for Central & South Applications Planning Committee

Tuesday 30th October
2018



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Page 109

Report of the Head of Planning, Transportation and Regeneration

Address 98 POLE HILL ROAD HILLINGDON

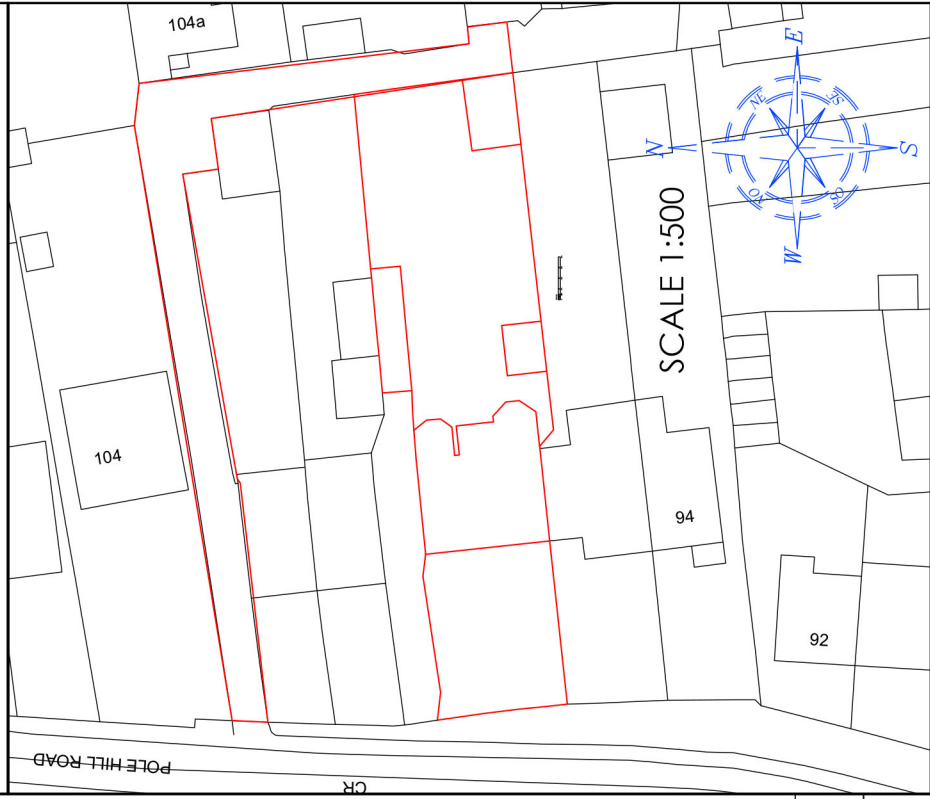
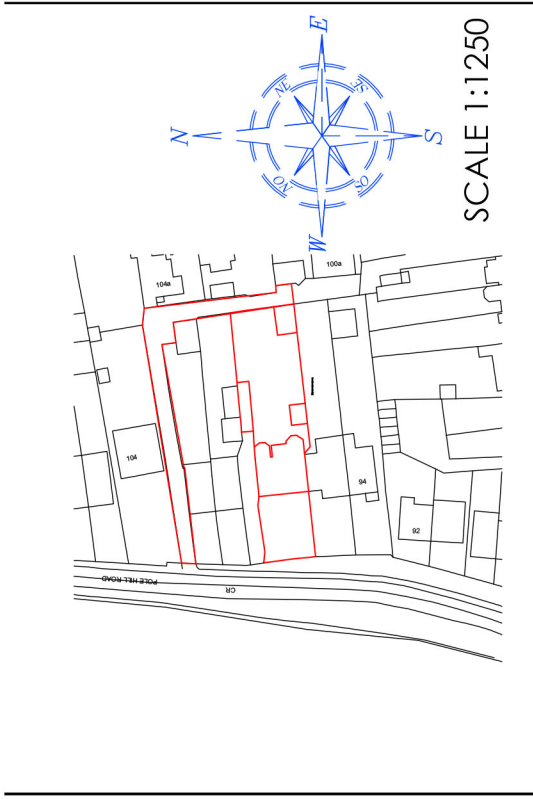
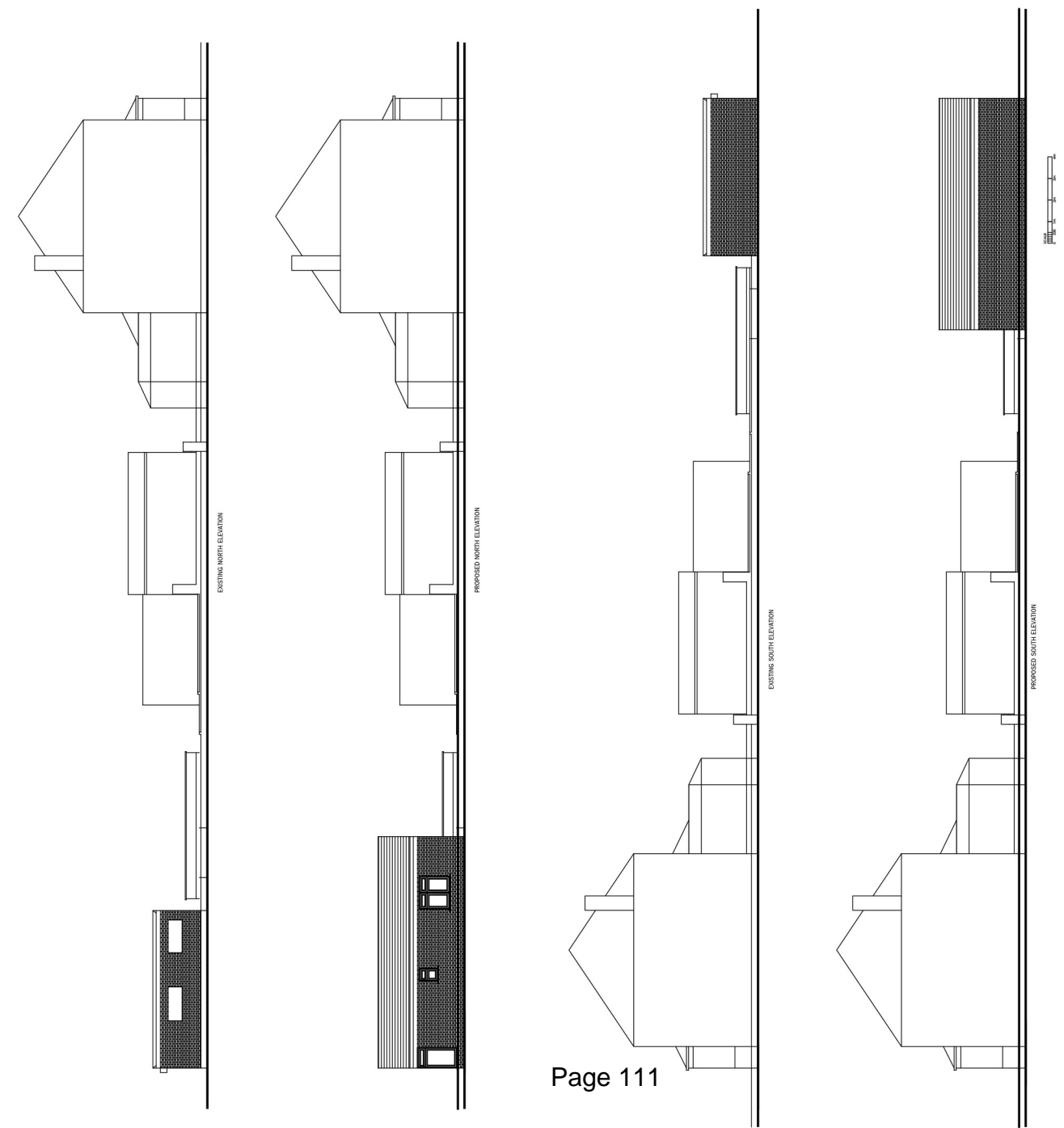
Development: Conversion and extension garage to form an annexe.


LBH Ref Nos: 10668/APP/2017/4219

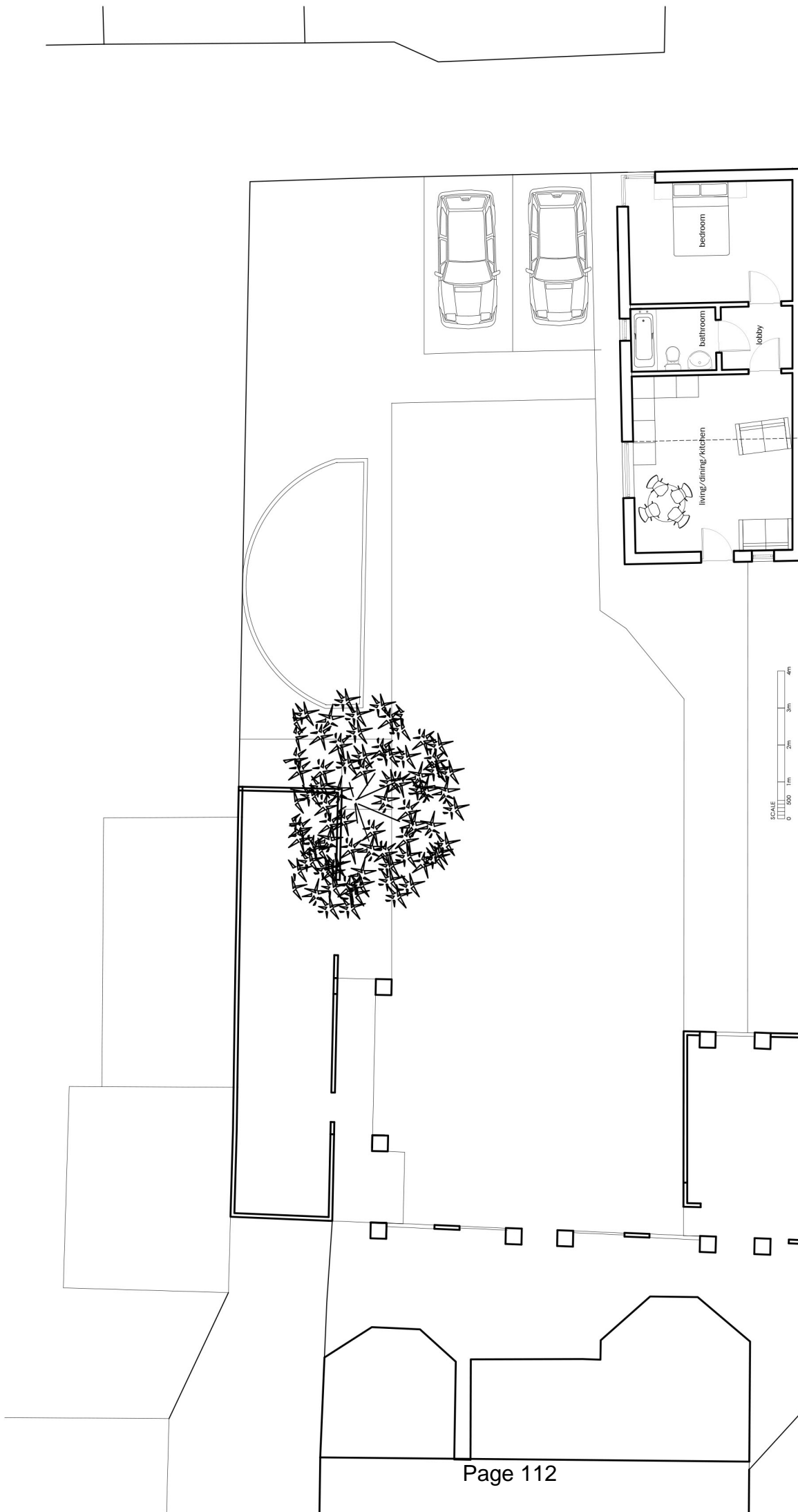
Date Plans Received: 22/11/2017

Date(s) of Amendment(s): 07/12/2017

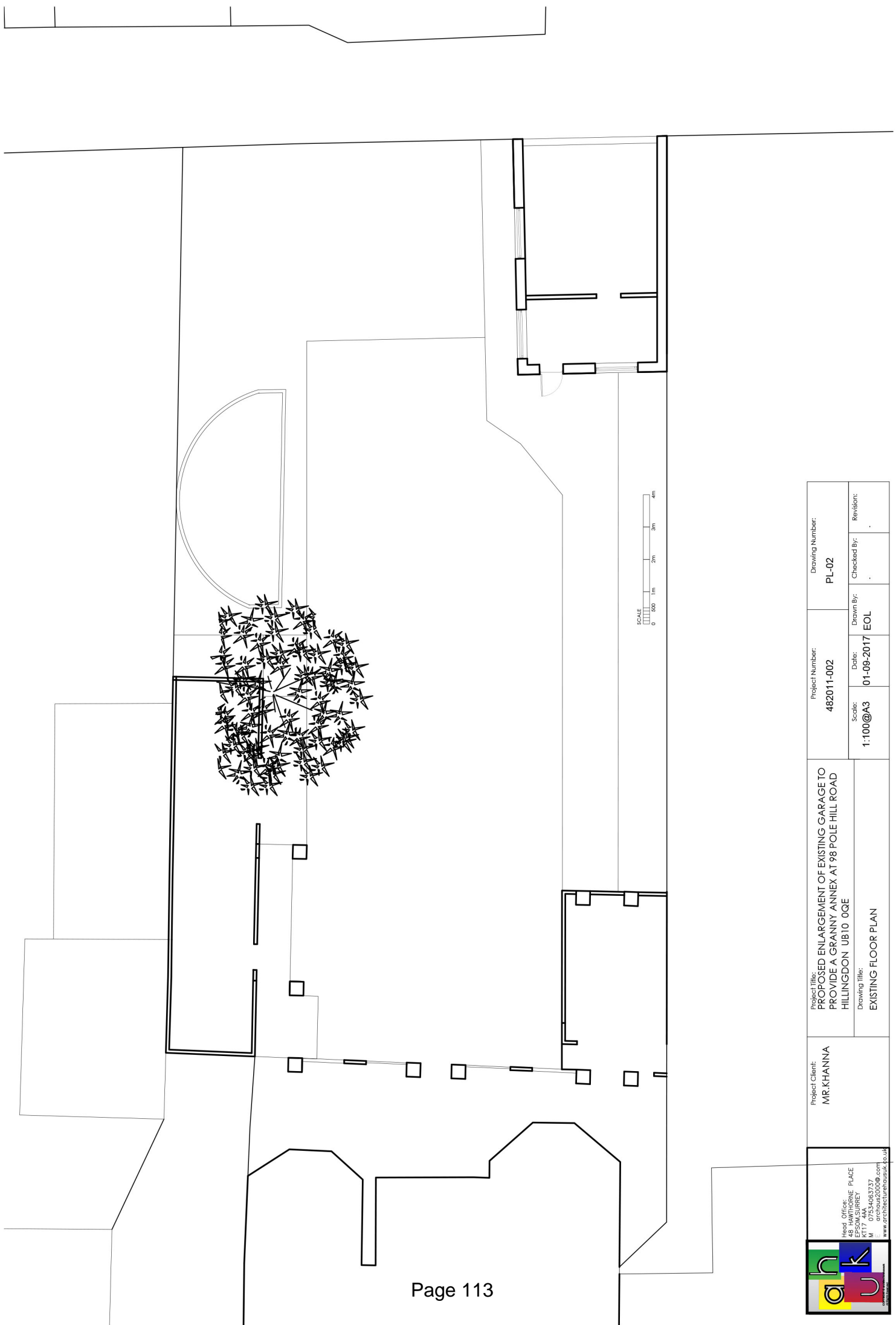
Date Application Valid: 06/09/2018




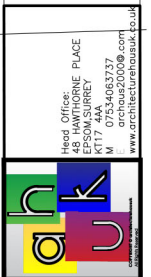
 Head Office: 48 HAWTHORNE PLACE POLE HILL KT17 4AA M 07534083737 www.architecturbanuk.co.uk	Project Client: MR.KHANNA	Project Title: PROPOSED ENLARGEMENT OF EXISTING GARAGE TO PROVIDE A GRANNY ANNEX AT 98 POLE HILL ROAD HILLINGDON UB10 0GE		Project Number: 482011-002		Drawing Number: PL-01	
		Drawing Title: EXISTING AND PROPOSED PLANS AND ELEVATIONS		Scales: 1:500@A3 1:200@A3	Date: 01-09-2017	Drawn By: EOL	Checked By: .

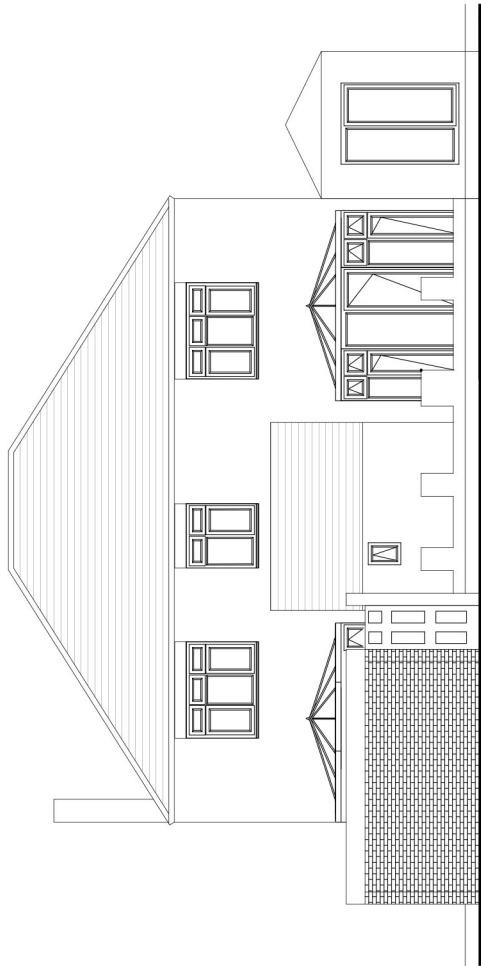


 <p>Head Office: 48 HARTHORN PLACE EPWORTH, LINCOLN LN4 1JN 01524 683737 enquiries@architectural.co.uk www.architectural.co.uk</p>	Project Client: MR.KHANNA	Project Title: PROPOSED ENLARGEMENT OF EXISTING GARAGE TO PROVIDE A GRANNY ANNEX AT 98 POLE HILL ROAD HILLINGDON UB10 0QE	Project Number: 482011-002		Drawing Number: PL-03	
			Drawing Title: PROPOSED FLOOR PLAN	Scale: 1:100@A3	Date: 01-09-2017	Drawn By: EOL

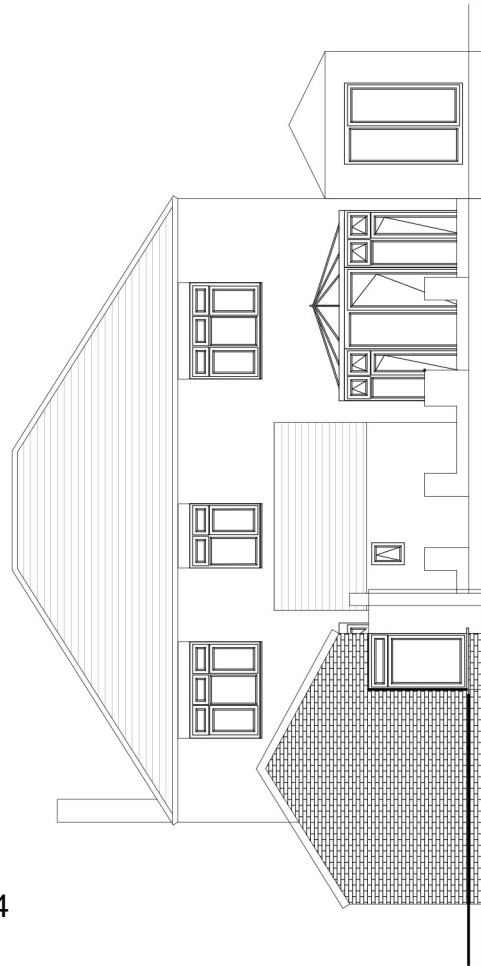


 a1uk architectural www.architecturala1uk.co.uk	Project Client: MR KHANNA	Project Title: PROPOSED ENLARGEMENT OF EXISTING GARAGE TO PROVIDE A GRANNY ANNEX AT 98 POLE HILL ROAD HILLINGDON UB10 0QE	Project Number: 482011-002		Drawing Number: PL-02		
			Scale: 1:100@A3	Date: 01-09-2017	Drawn By: EOL	Checked By: -	Revision: -
			Drawing Title: EXISTING FLOOR PLAN				

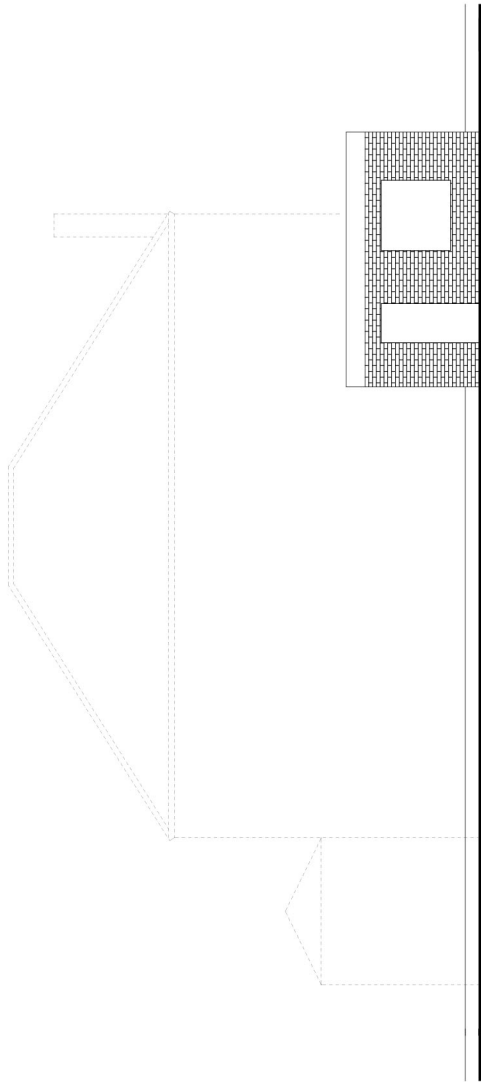




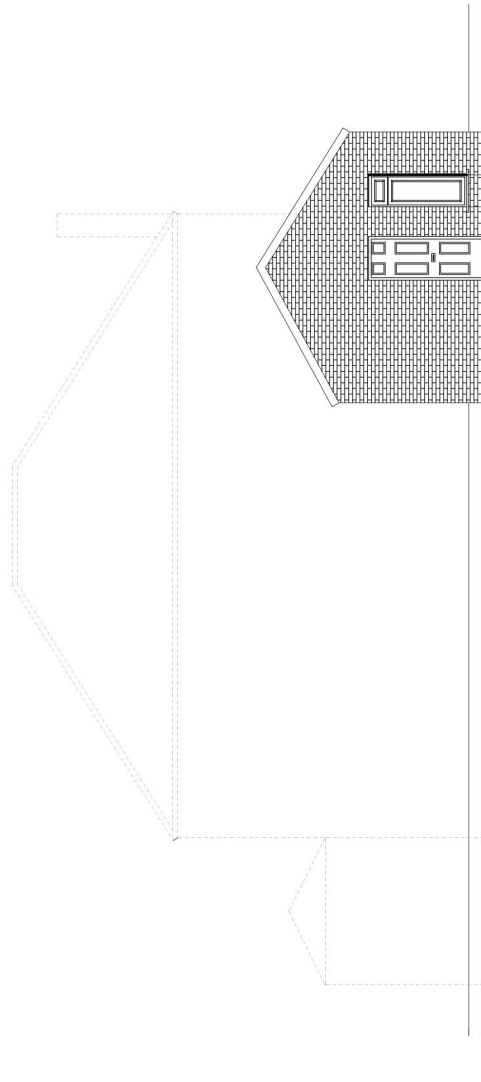
EXISTING REAR ELEVATION




PROPOSED REAR ELEVATION

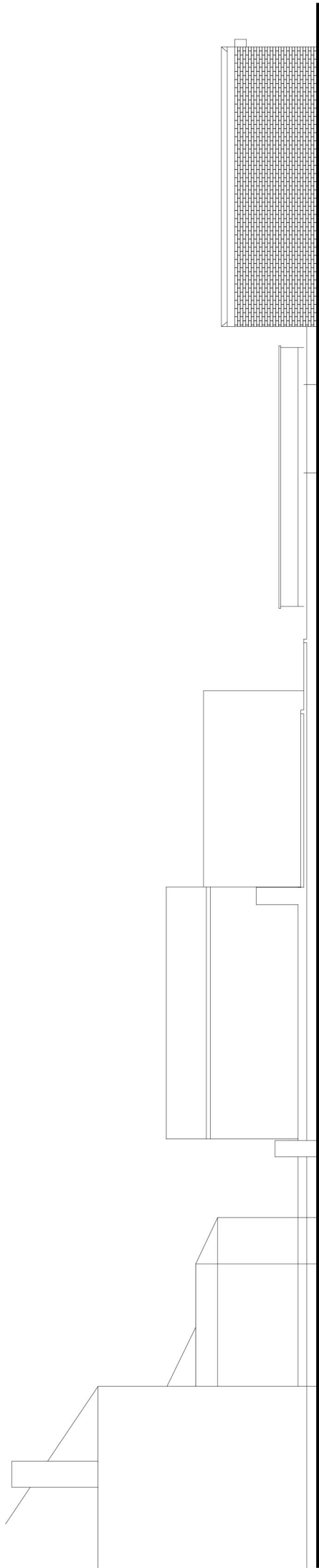


EXISTING FRONT ELEVATION

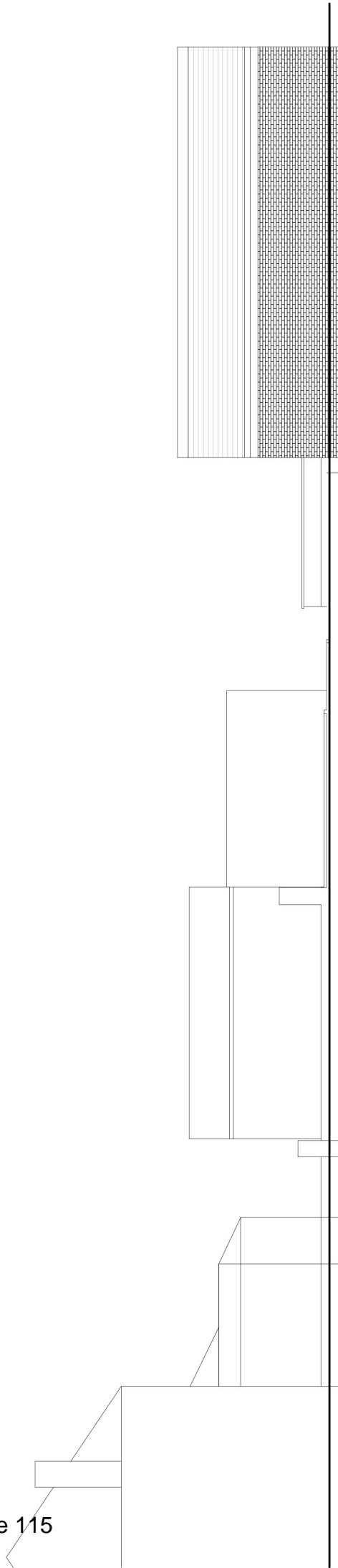


PROPOSED FRONT ELEVATION

 <div>Head Office: 48 HAWTHORNE PLACE EPSOM, SURREY KT17 7JF M 07534063737 arch@auk.co.uk www.architectureauk.co.uk</div>	Project Client: MR KHANNA	Project Title: PROPOSED ENLARGEMENT OF EXISTING GARAGE TO PROVIDE A GRANNY ANNEX AT 98 POLE HILL ROAD HILLINGDON UB10 0QE					Project Number: 482011-002		Drawing Number: PL-06	
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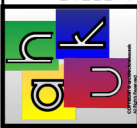


EXISTING SOUTH ELEVATION

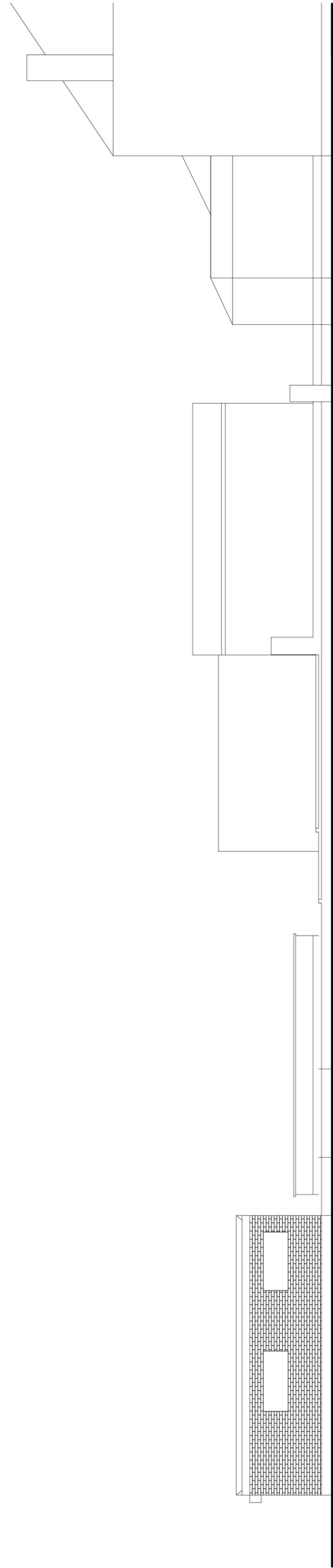


PROPOSED SOUTH ELEVATION

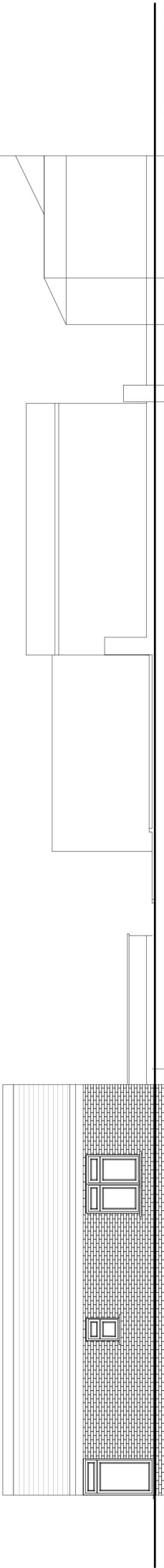


 <small>© 2017 Architecturehaus UK Ltd</small>	Project Client: MR.KHANNA	Project Title: PROPOSED ENLARGEMENT OF EXISTING GARAGE TO PROVIDE A GRANNY ANNEX AT 98 POLE HILL ROAD HILLINGDON UB10 0QE Drawing Title: EXISTING AND PROPOSED ELEVATIONS	Project Number: 482011-002		Drawing Number: PL-04		
			Scale: 1:100@A3	Date: 01-09-2017	Drawn By: EOL	Checked By: -	Revision: -

Head Office:
 48 HANTHORNE PLACE
 HILLINGDON
 BIRMINGHAM
 B7 4AA
 M 07534083737
 archouse2008@gmail.com
 www.archouse2008.co.uk



EXISTING NORTH ELEVATION

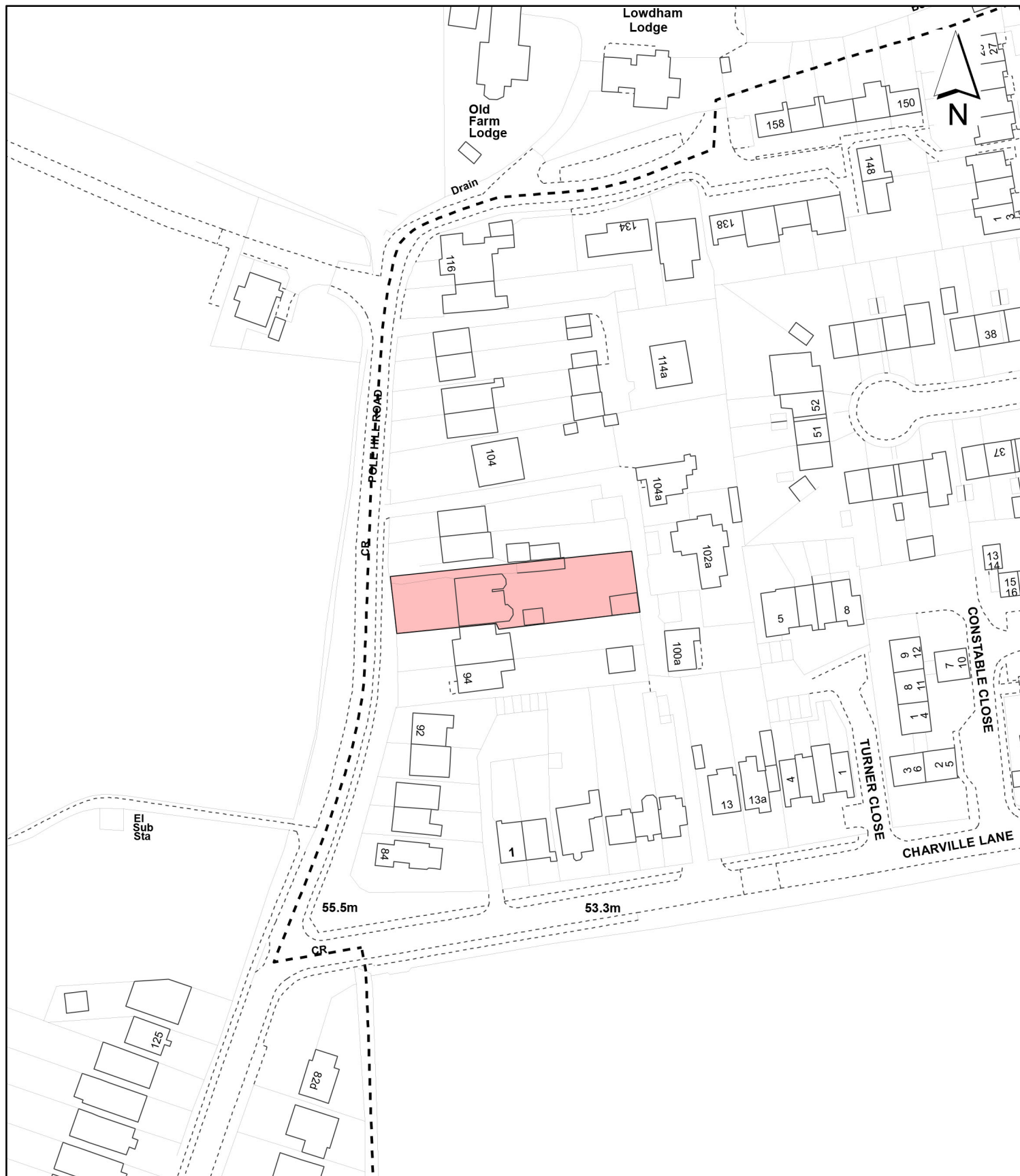


PROPOSED NORTH ELEVATION



Head Office:
48 HAWTHORNE PLACE
CHESHAM, CHESHIRE
S17 7AA
M 07534063737
arch@archhouse.co.uk
www.archhouse.co.uk

Project Client: MR.KHANNA	Project Title: PROPOSED ENLARGEMENT OF EXISTING GARAGE TO PROVIDE A GRANNY ANNEX AT 98 POLE HILL ROAD HILLINGDON UB10 0QE		Project Number: 482011-002		Drawing Number: PL-05	
	Drawing Title: EXISTING AND PROPOSED ELEVATIONS		Scale: 1:100@A3	Date: 01-09-2017	Drawn By: EOL	Checked By: .



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**98 Pole Hill Road
Hillingdon**

Planning Application Ref:

10668/APP/2017/4219

Scale:

1:1,250

Planning Committee:

Central & South

Date:

October 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

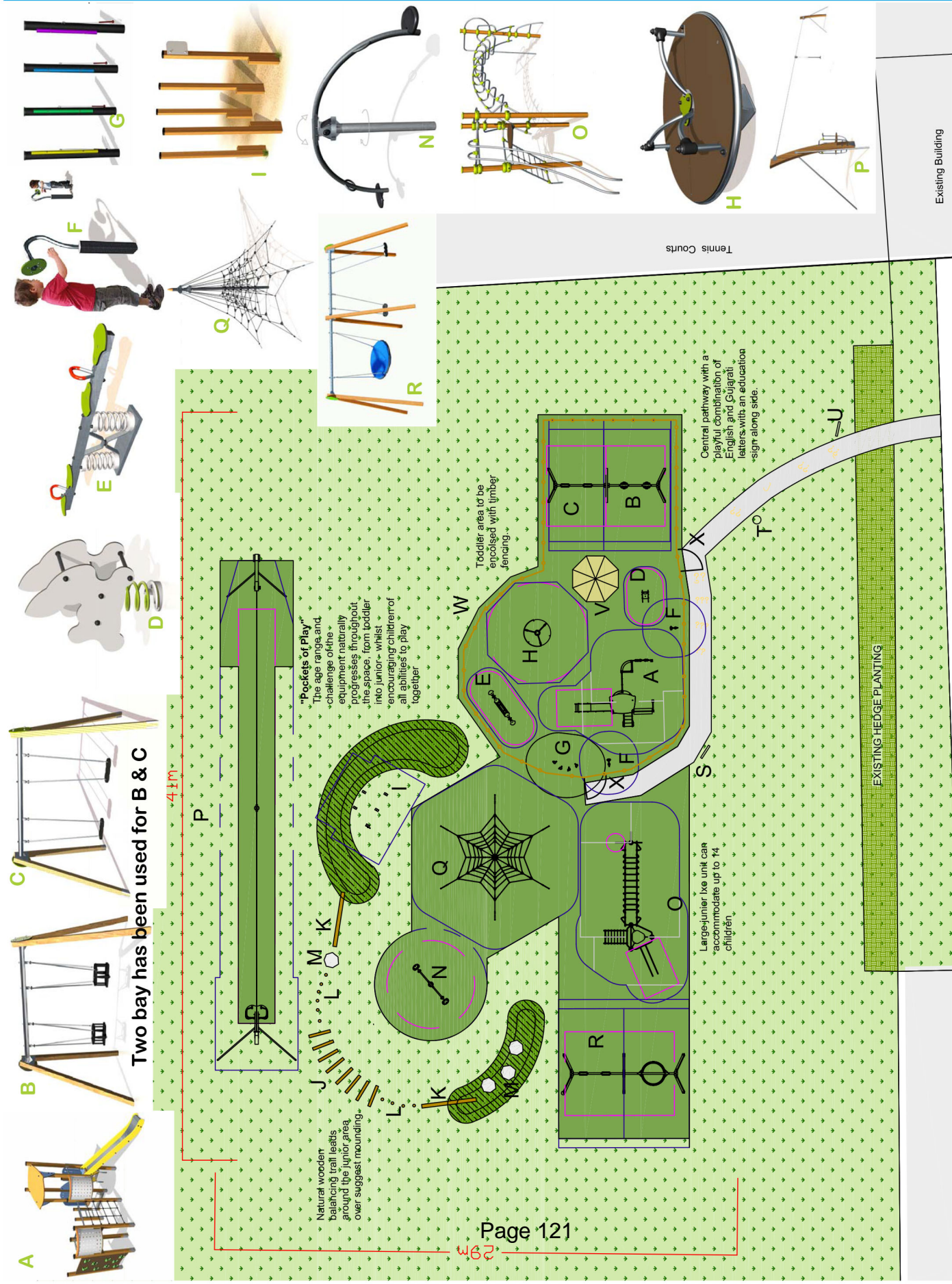
Report of the Head of Planning, Transportation and Regeneration

Address NAVNAT CENTRE PRINTING HOUSE LANE HAYES

Development: Proposal for the development of a play area to the rear of the community centre building on part of the existing field

LBH Ref Nos: 4210/APP/2018/2821

Date Plans Received:	30/07/2018	Date(s) of Amendment(s):	24/09/2018
Date Application Valid:	30/07/2018		04/09/2018
			21/09/2018
			30/07/2018



ITEMS LIST

Toddler Equipment

A. Vienna Multiple Unit
Ref: J338A
B. Timber and Rope (2 Bay Area)
Ref: UK4546p/1000
C. Bunny Springer
Ref: 884A
D. Timber and Rope (2 Bay Area)
Ref: 841A
E. Talk Tubes
Ref: UNFECOMCA-WP
F. Spin O'ries
Ref: J20A
G. Spin O'ries
Ref: J20A
H. Spin O'ries
Ref: J20A
I. Spin O'ries
Ref: J20A
J. Spin O'ries
Ref: J20A
K. Spin O'ries
Ref: J20A
L. Spin O'ries
Ref: J20A
M. Spin O'ries
Ref: J20A

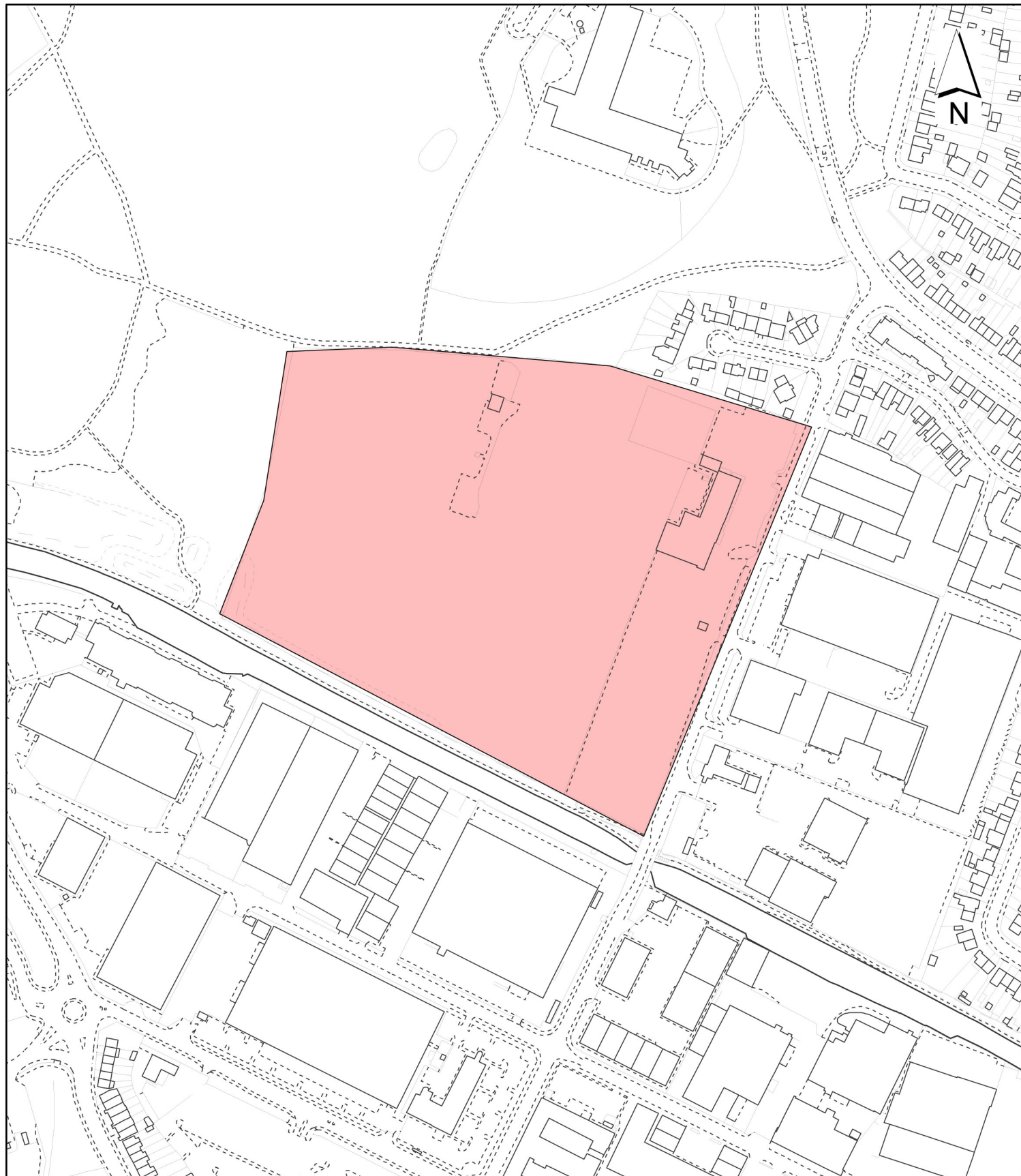
Junior Equipment

N. Spin O'ries
Ref: J20A
O. Spin O'ries
Ref: J20A
P. Spin O'ries
Ref: J20A
Q. Spin O'ries
Ref: J20A
R. Spin O'ries
Ref: J20A
S. Spin O'ries
Ref: J20A
T. Spin O'ries
Ref: J20A
U. Spin O'ries
Ref: J20A
V. Spin O'ries
Ref: J20A
W. Spin O'ries
Ref: J20A
X. Spin O'ries
Ref: J20A
Y. Spin O'ries
Ref: J20A
Z. Spin O'ries
Ref: J20A

Artificial Grass

Artificial Grass to be installed to the following fall heights:

1. 100mm (100mm)
2. 150mm (150mm)
3. 200mm (200mm)
4. 250mm (250mm)
5. 300mm (300mm)
6. 350mm (350mm)
7. 400mm (400mm)
8. 450mm (450mm)
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22. 1150mm (1150mm)
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Notes:

 Site boundary

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Site Address:

**Navant Centre
Printing House Lane**

Planning Application Ref:

4210/APP/2018/2821

Scale:

1:3,250

Planning Committee:

Central & South

Date:

October 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 1A POLE HILL ROAD HILLINGDON

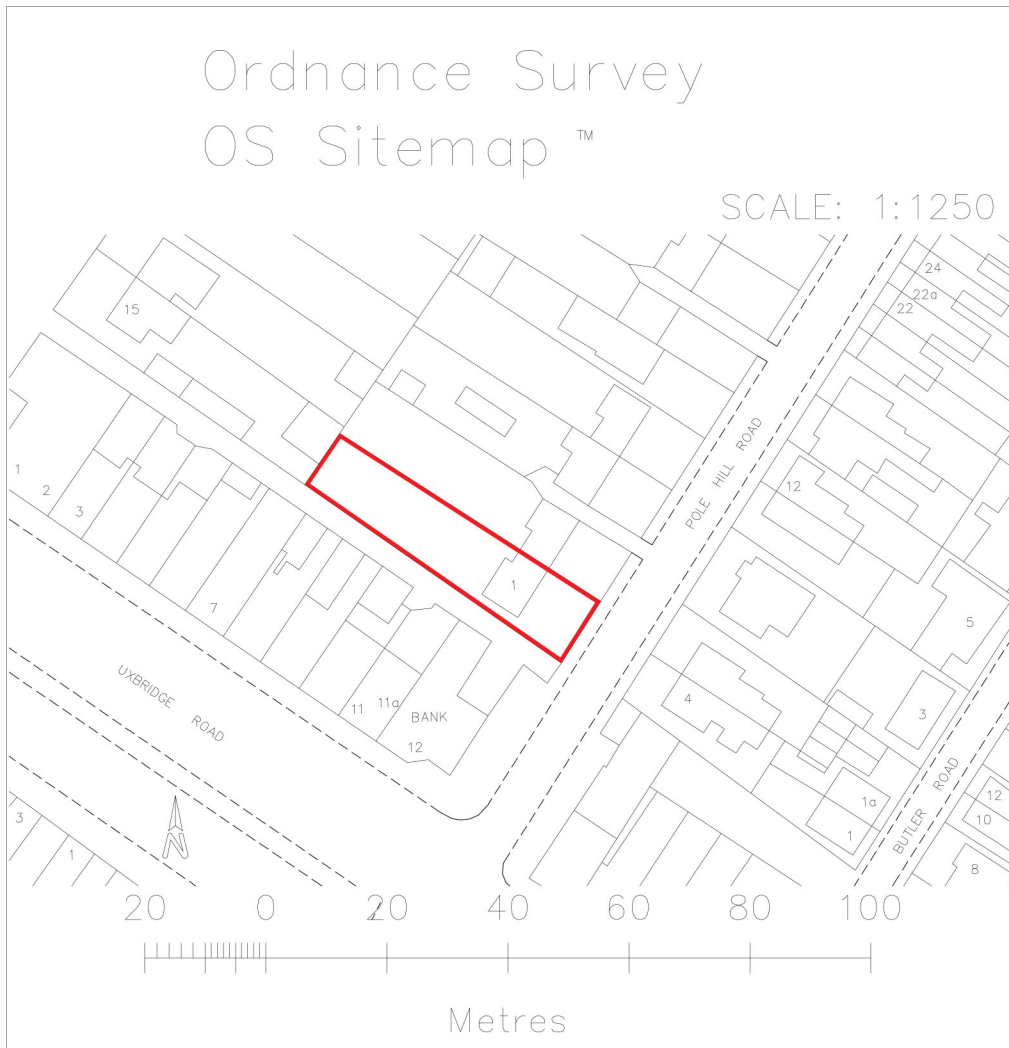
Development: Single storey rear extension

LBH Ref Nos: 58843/APP/2018/2843

Date Plans Received: 31/07/2018

Date(s) of Amendment(s):

Date Application Valid: 21/08/2018



SITE ADDRESS:
1 Polehill Road Uxbridge UB10
OPZ

DESCRIPTION: Extension

TITLE: **Location Plan**

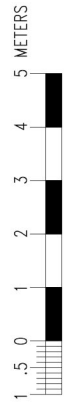
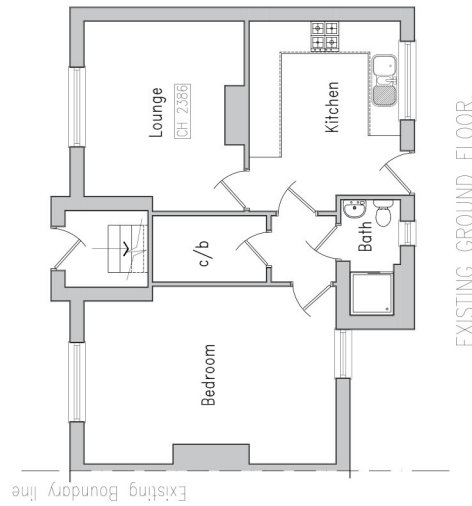
DATE: July 2018
SCALE: 1:1250 @A4
DRAWING No: FDC/18/19/01



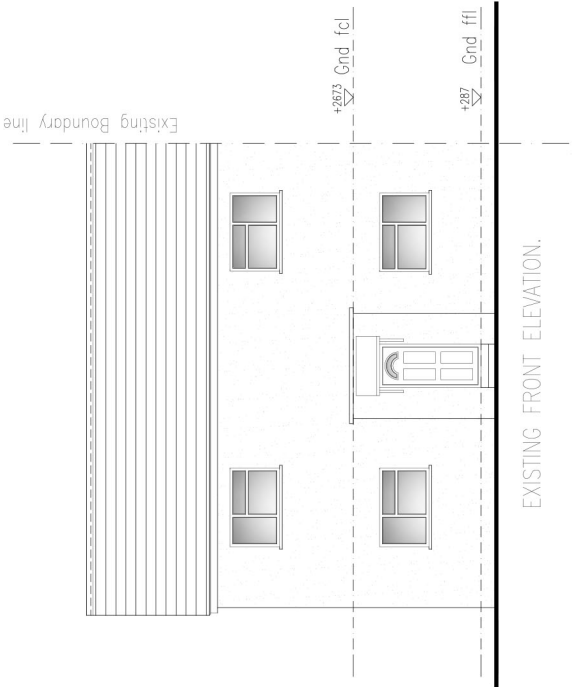
Fayeh Development Consultants,
206 Hillingdon Street
London SE17 3JD
Tel: 07956965267
Email: dapofdc@gmail.com

NOTE: All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to Design 360

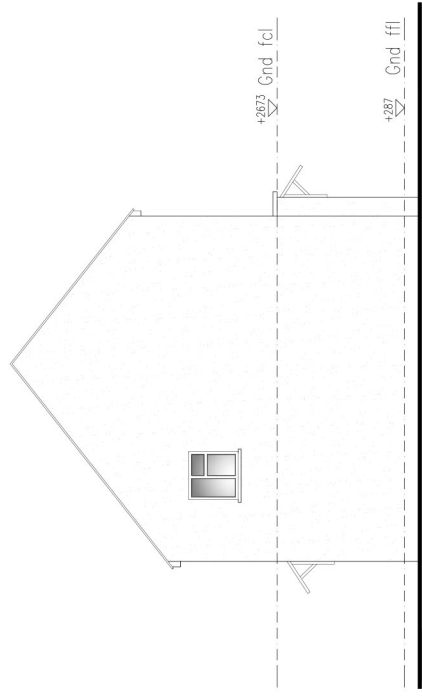
Party wall (etc) act 1996 to be agreed with adjoining neighbours prior to commencement of works.



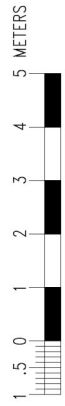
	<p>Fayeh Development Consultants, 206 Hillingdon Street London SE17 3JD Tel: 0795965267 Email: dapofdc@gmail.com</p>	<p>NOTE: All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to Fayeh Development Consultants Party wall (etc) act 1996 to be agreed with adjoining neighbours prior to commencement of works.</p>	<p>SITE ADDRESS: 1 Polehill Road Uxbridge UB10 OPZ</p>	<p>DESCRIPTION: Extension Existing Ground Floor Plan.</p>	<p>DATE: July 2018 SCALE: 1:100 @A3 DRAWING No: FDC/18/19/03</p>
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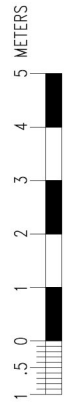
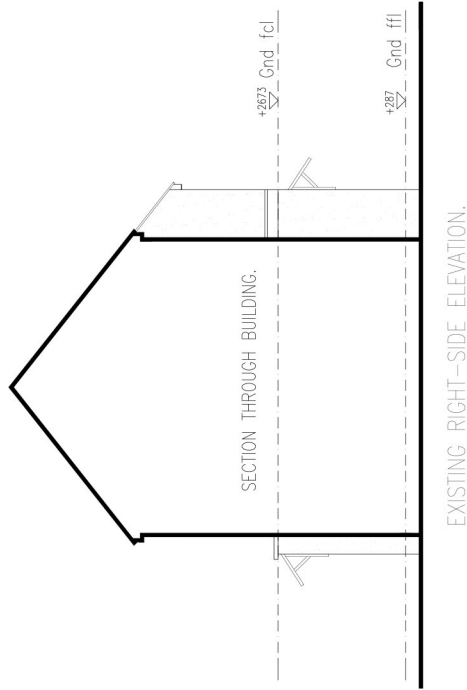
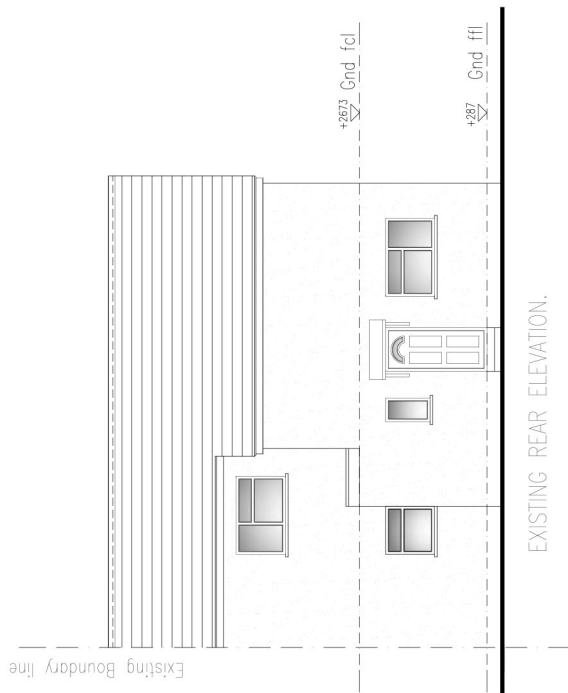
EXISTING FRONT ELEVATION.

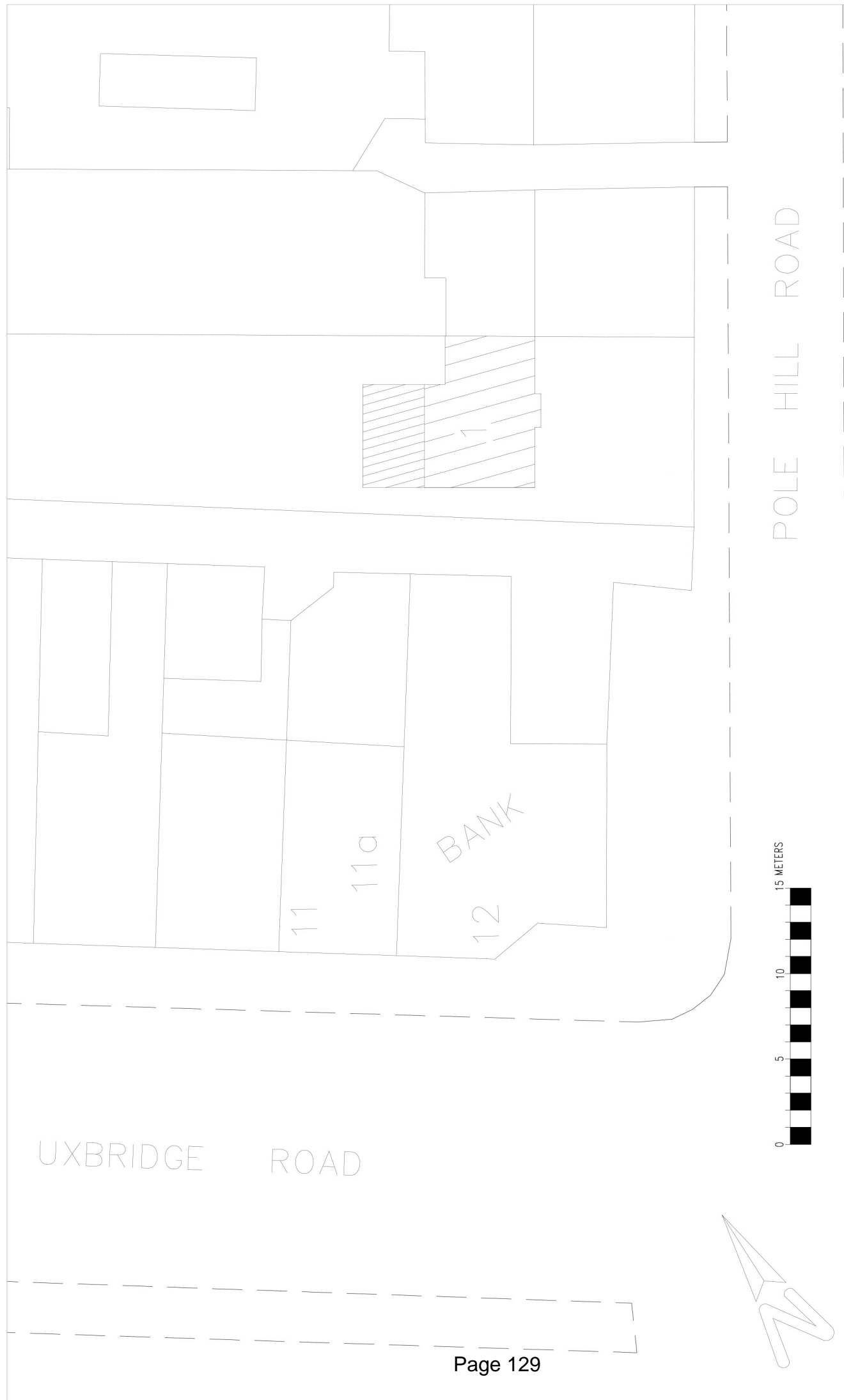


EXISTING LEFT-SIDE ELEVATION.

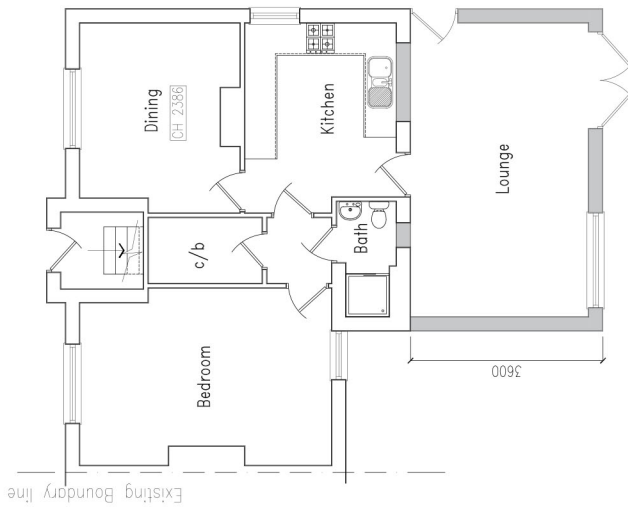


	<p>Fayeh Development Consultants, 206 Hillingdon Street London SE17 3JD Tel: 07956965267 Email: dapofdc@gmail.com</p>	<p>NOTE: All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to Fayeh Development Consultants. Party wall (etc) act 1996 to be agreed with adjoining neighbours prior to commencement of works.</p>	<p>SITE ADDRESS: 1 Polehill Road Uxbridge UB10 OPZ</p>	<p>DESCRIPTION: Extension</p>	<p>DATE: July 2018 SCALE: 1:100 @A3 DRAWING No: FDC/18/19/04</p>
				<p>Existing Elevations.</p>	

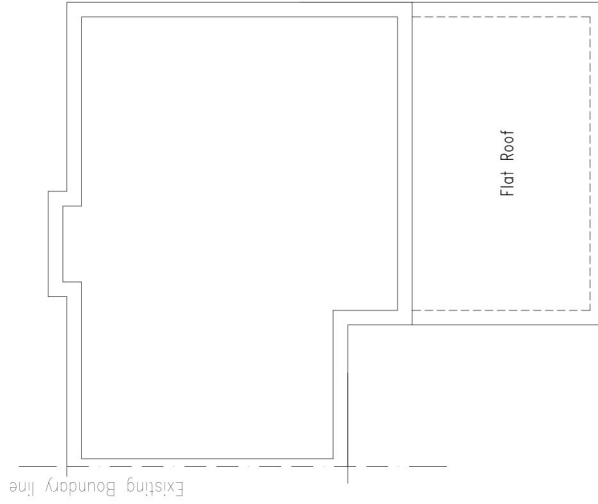




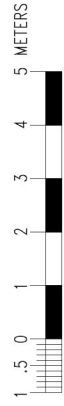
	<p>Fayeh Development Consultants, 206 Hillingdon Street London SE17 3JD Tel: 07956965267 Email: dapofdc@gmail.com</p>	<p>NOTE: All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to Fayeh Development Consultants</p> <p>Party wall (etc) act 1996 to be agreed with adjoining neighbours prior to commencement of works.</p>	<p>SITE ADDRESS: 1 Polehill Road Uxbridge UB10 OPZ</p>	<p>DESCRIPTION: Extension</p>	<p>DATE: July 2018 SCALE: 1:200 @A3 DRAWING No: FDC/18/19/02</p>
				<p>Block Plan</p>	

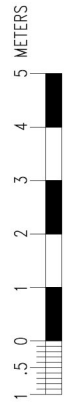
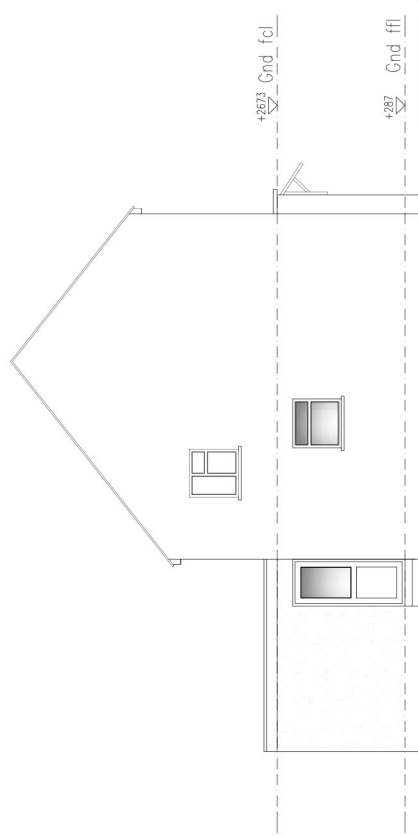
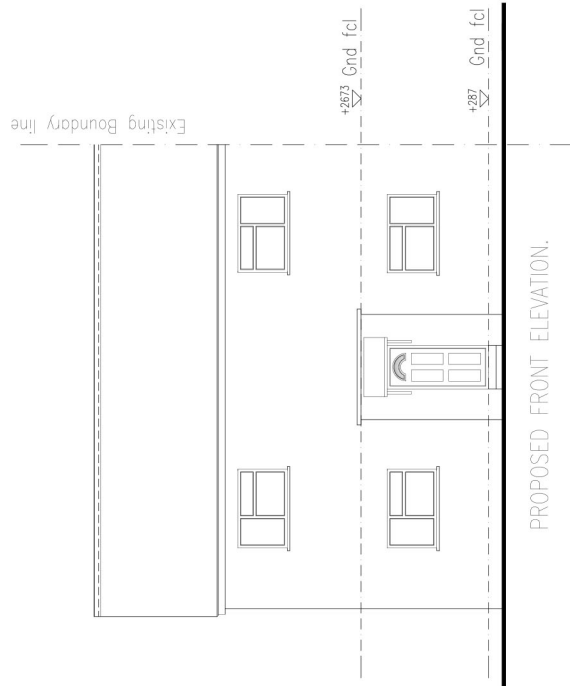


PROPOSED GROUND FLOOR.

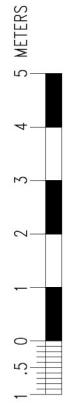
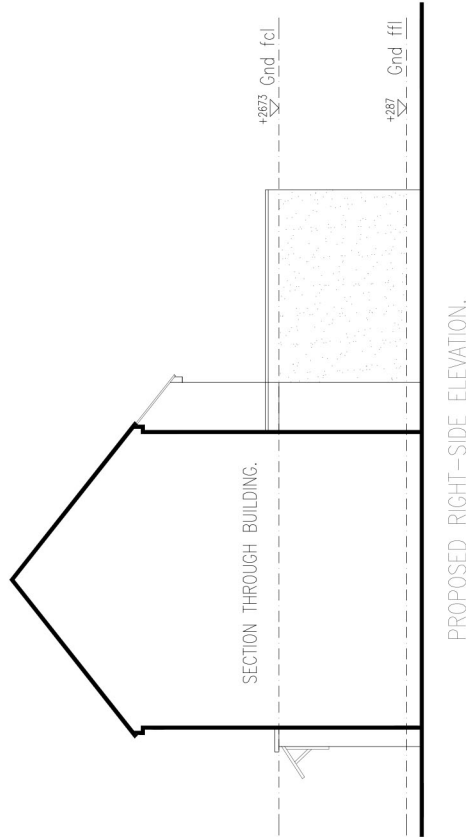
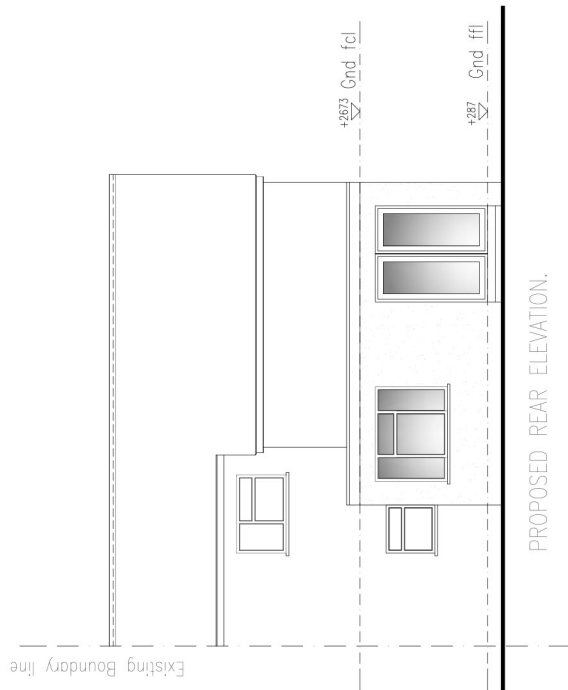


PROPOSED ROOF PLAN.

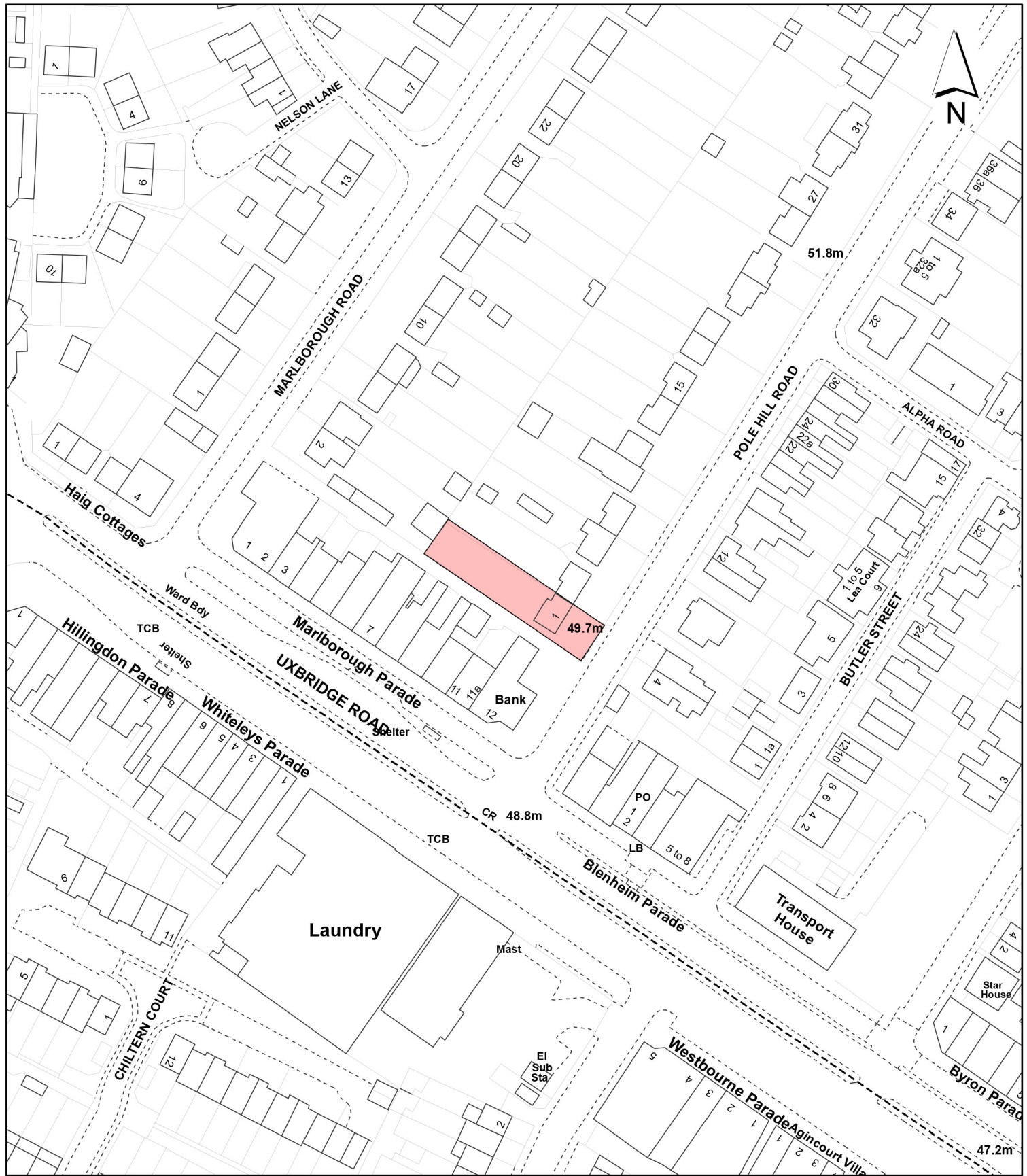




	<p>Fayeh Development Consultants, 206 Hillingdon Street London SE17 3JD Tel: 07956965267 Email: dapofdc@gmail.com</p>	<p>NOTE: All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to Fayeh Development Consultants. Party wall (etc) act 1996 to be agreed with adjoining neighbours prior to commencement of works.</p>	<p>SITE ADDRESS: 1 Polehill Road Uxbridge UB10 OPZ</p>	<p>DESCRIPTION: Extension</p> <p>Proposed Elevations.</p>	<p>DATE: July 2018 SCALE: 1:100 @A3 DRAWING No: FDC/18/19/07</p>
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	<p>Fayeh Development Consultants, 206 Hillingdon Street London SE17 3JD Tel: 07956965267 Email: dapofdc@gmail.com</p>	<p>NOTE: All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to Fayeh Development Consultants Party wall (etc) act 1996 to be agreed with adjoining neighbours prior to commencement of works.</p>	<p>SITE ADDRESS: 1 Polehill Road Uxbridge UB10 OPZ</p>	<p>DESCRIPTION: Extension</p> <p>Proposed Elevations</p>	<p>DATE: July 2018 SCALE: 1:100 @A3 DRAWING No: FDC/18/19/08</p>
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Notes:



Site boundary

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Site Address:

1A Pole Hill Road

Planning Application Ref:
58843/APP/2018/2843

Planning Committee:
Central & South

Scale:
1:1,250

Date:
October 2018

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 60 CARFAX ROAD HAYES

Development: Single storey rear extension involving demolition of existing rear extension

LBH Ref Nos: 51061/APP/2018/2973

Date Plans Received: 19/08/2018

Date(s) of Amendment(s): 19/08/0018

Date Application Valid: 22/08/2018

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE
COMMENCING ANY WORK ON SHOP DRAWINGS

DO NOT SCALE FROM THIS DRAWING

RS ATTRA COPYRIGHT

Notes.

2. All dimensions to be verified on site and any discrepancy reported to the client
3. This drawing to be read in conjunction with all relevant drawings



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A	Planning Issue	16.08.18	RS
REV	AMENDMENT	DATE	CHKD

Karamjit Kaur

50 Carfax Road
Hayes - Middlesex
UB3 4RD

DRAWING TITLE
Location Plan
Sheet 5

SCALE	DRAWN BY	CHECKED	DATE
1:525 @ A1	RS	RS	16.08.18
1:1250 @ A3			

DRAWING NUMBER	REVISION
2018 - 83 - 05	A

DRAWING STATUS

Planning Issue

NOTES
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Notes:

- 1. Do not scale this drawing
- 2. All dimensions to be verified on site and any discrepancy reported to the client
- 3. This drawing to be read in conjunction with all relevant drawings



REV	AMENDMENT	DATE	CHKD
A	Planning Issue	16.08.18	RS

CLIENT	Karanjit Kaur
PROJECT	60 Carfax Road Hayes - Middlesex UB3 4RD
DRAWING TITLE	Block Plan Sheet 4

SCALE	DRAWN BY	CHECKED	DATE
1:500 @ A3	RS	RS	16.08.18
DRAWING NUMBER	REVISION		
2018 - 83 - 04	A		

NOTES
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE
COMMENCING ANY WORK ON SHOP DRAWINGS
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RS AT/TA, COPYRIGHT

Notes:

1. Do not scale this drawing
2. All dimensions to be verified on site and any discrepancy reported to the client
3. This drawing to be read in conjunction with all relevant drawings

all rainwater gutters, down pipes locations to be confirmed by architect & not to encroach neighbors property

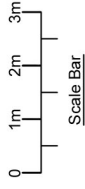
client/builder to liaise with local authority for any new works on or within the public sewer runs and obtain approval from the local authority prior to commencement of any works

owners to serve party wall act notice on owners of adjacent property and obtain written agreement, prior to commencement of any works

client/builder to obtain all planning permission approvals from the relevant authority, commencement of building works prior to the planning & building control approvals is to client/builder's own risk

roof lights:
final size and position of roof lights to clients requirements

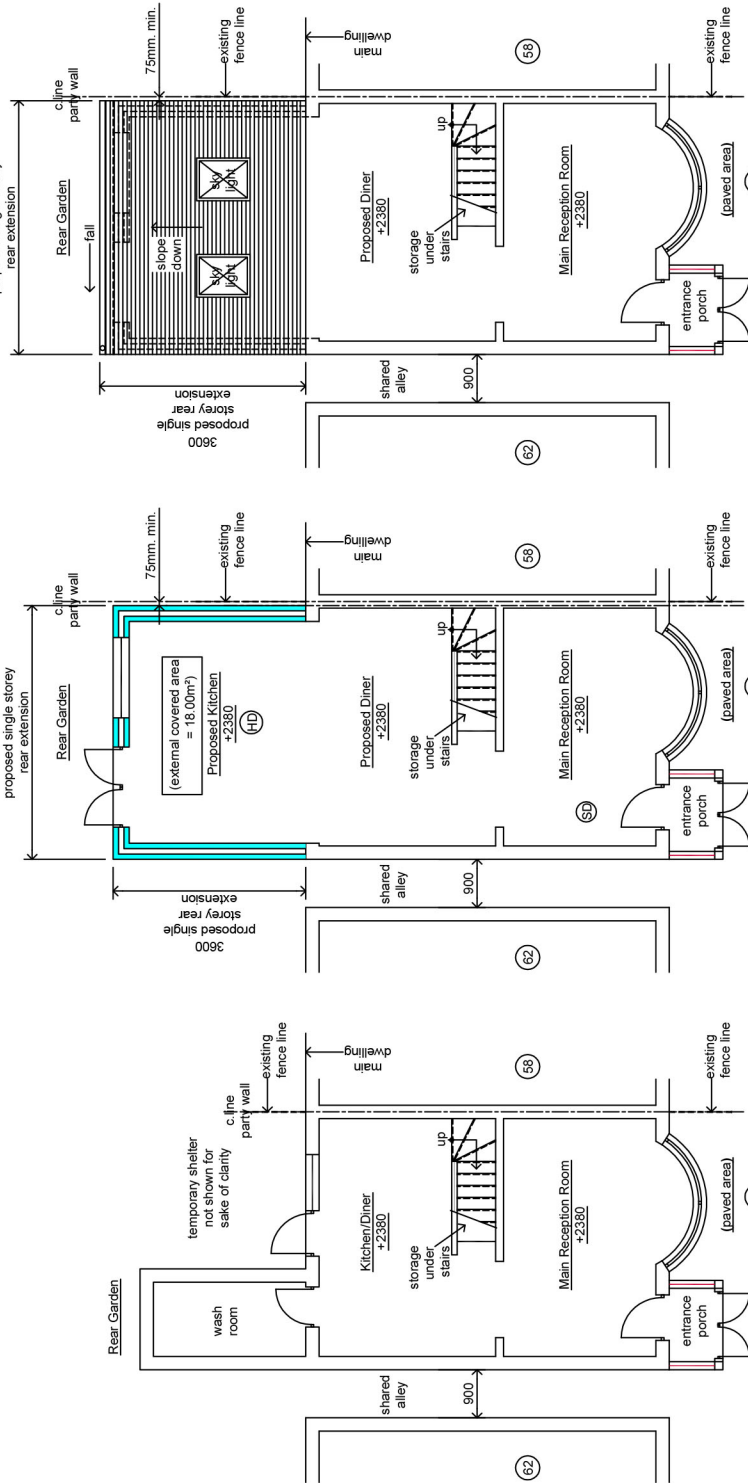
REV	AMENDMENT	DATE	CHD
A	Planning Issue	16.08.18	RS



CLIENT	Karanjit Kaur
PROJECT	60 Carfax Road Hayes - Middlesex UB3 4RD
DRAWING TITLE	Proposed Single Storey Rear Extension Existing & Proposed Layouts Sheet 1

SCALE	DRAWN BY	CHECKED	DATE
1:100 @ A1	RS	RS	16.08.18
DRAWING NUMBER	REVISION		
2018 - 83 - 01	A		

Provide Low Pitch
RedLand Tiles To Suit
Roof Profile & To
Manufacturers Requirements



Proposed Roof Layout
Single Storey Rear Extension

+2380 denotes floor to ceiling height

Proposed Ground Floor Layout
Single Storey Rear Extension

+2380 denotes floor to ceiling height
natural ground profile
all new facing brickwork/render to match existing

new velux window not to protrude 150mm. beyond the plane of the slope of the original house measured perpendicularly with the external surface of the original roof.

final position of new doors & windows to clients requirements

Final Position And Sizes Of New Sky Light Windows To Clients Requirements And To BCOs Approval

Existing Ground Floor Layout
Front

+2380 denotes floor to ceiling height

Single Storey Rear Extension

Planning Issue

NOTES
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COMMENCING ANY WORK ON SHOP DRAWINGS
DO NOT SCALE FROM THIS DRAWING
RS ATTRA COPYRIGHT

Notes:

1. Do not scale this drawing
2. All dimensions to be verified on site and any discrepancy reported to the client
3. This drawing to be read in conjunction with all relevant drawings

all rainwater gutters, down pipes locations to be confirmed by architect & not to encroach neighbors property

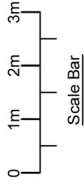
client/builder to liaise with local planning authority on or within the public sector drain runs and obtain approval from the local authority prior to commencement of any works

owners to serve party wall act notice on owners of adjacent property and obtain written agreement, prior to commencement of any works

client/builder to obtain all planning permission approvals from the relevant authority, commencement of building works prior to the planning & building control approvals is to client/builder's own risk

roof lights:
final size and position of roof lights to clients requirements

REV	AMENDMENT	DATE	CHD
A	Planning Issue	16.08.18	RS



CLIENT
Karanjit Kaur

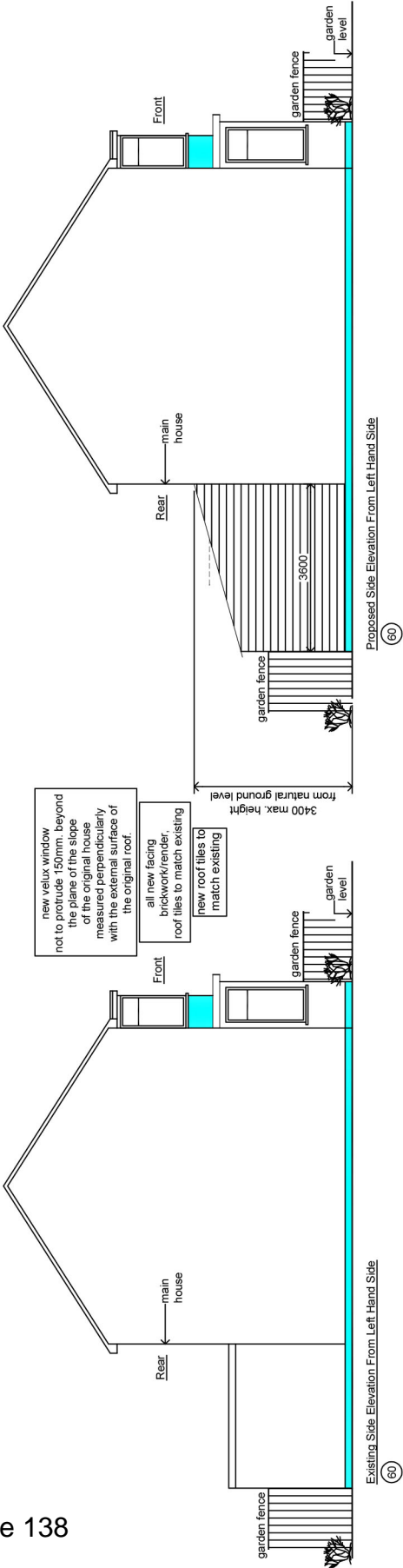
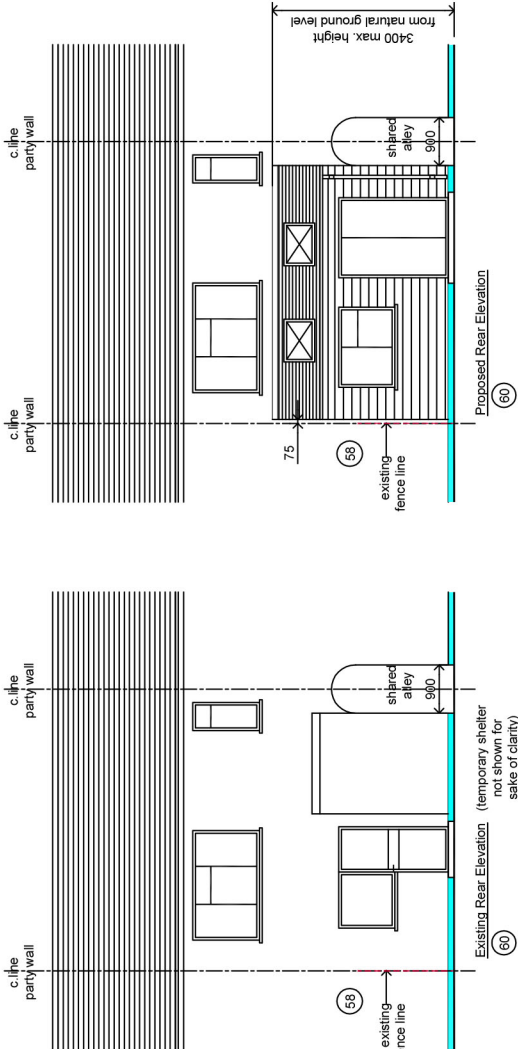
PROJECT
60 Carfax Road
Hayes - Middlesex
UB3 4RD

DRAWING TITLE
Proposed Single Storey Rear Extension
Existing & Proposed Elevations
Sheet 2

SCALE	DRAWN BY	CHECKED	DATE
1:150 @ A1 1:100 @ A3	RS	RS	16.08.18
DRAWING NUMBER	REVISION		
2018 - 83 - 02	A		

Single Storey Rear Extension

Planning Issue



NOTES
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ON SHOP DRAWINGS
DO NOT SCALE FROM THIS DRAWING
RS AT/TA, COPYRIGHT

Notes:

1. Do not scale this drawing
2. All dimensions to be verified on site and any discrepancy reported to the client
3. This drawing to be read in conjunction with all relevant drawings

all rainwater gutters, down pipes locations to be confirmed by architect & not to encroach neighbors property

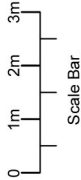
Client/Builder to liaise with local planning authority on or within the public sewer drain runs and obtain approval from the local authority prior to commencement of any works

owners to serve party wall act notice on owners of adjacent property and obtain written agreement, prior to commencement of any works

client/builder to obtain all planning permission approvals from the relevant authority, commencement of building works prior to the planning & building control approvals is to client/builders own risk

roof lights:
final size and position of roof lights to clients requirements

A	Planning Issue	16.08.18	RS
REV	AMENDMENT	DATE	CHD

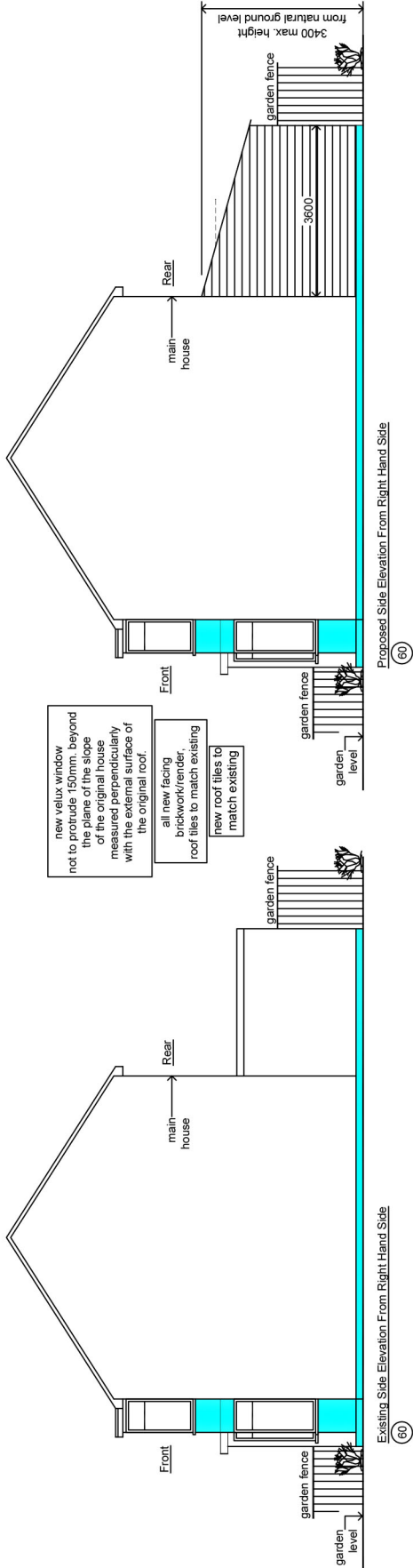


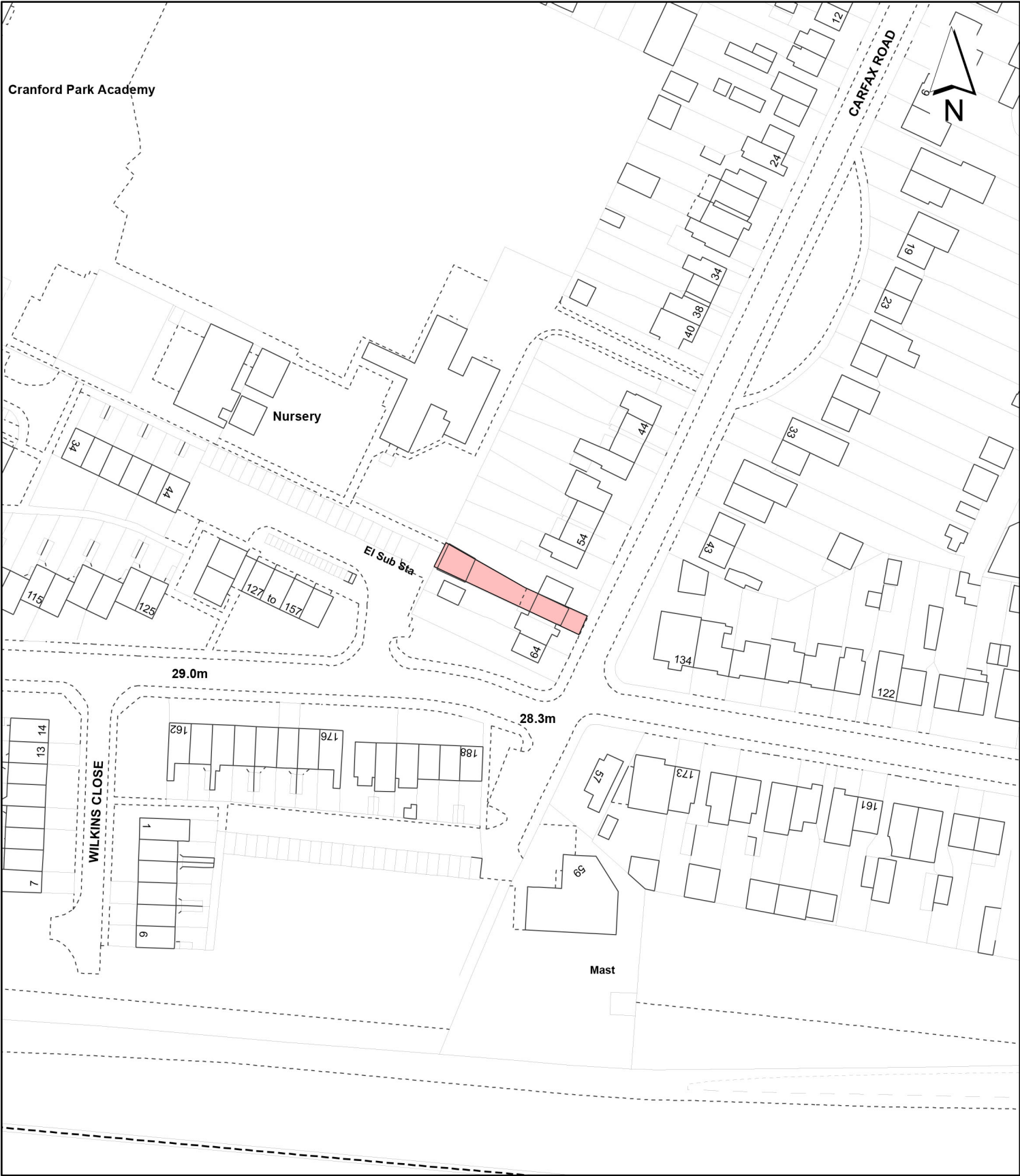
CLIENT	Karamjit Kaur
PROJECT	60 Carfax Road Hayes - Middlesex UB3 4RD
DRAWING TITLE	Proposed Single Storey Rear Extension Existing & Proposed Elevations Sheet 3


SCALE	DRAWN BY	CHECKED	DATE
1:100 @ A1	RS	RS	16.08.18
1:100 @ A3			
DRAWING NUMBER	2018 - 83 - 03	REVISION	A

Single Storey Rear Extension

Planning Issue





<div>Notes:</div> <div><div></div> Site boundary</div> <div>For identification purposes only.</div> <div>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</div> <div>Unless the Act provides a relevant exception to copyright.</div> <div>© Crown copyright and database rights 2018 Ordnance Survey 100019283</div>	Site Address: <div>60 Carfax Road</div> <div>Hayes</div>	<div>LONDON BOROUGH OF HILLINGDON</div> <div>Residents Services</div> <div>Planning Section</div> <div>Civic Centre, Uxbridge, Middx. UB8 1UW</div> <div>Telephone No.: Uxbridge 250111</div> <div></div> <div>HILLINGDON</div> <div>LONDON</div>
	Planning Application Ref: <div>51061/APP/2018/2973</div>	Scale: <div>1:1,250</div>
	Planning Committee: <div>Central & South</div>	Date: <div>October 2018</div>