



HILLINGDON  
LONDON



# North Planning Committee

**Date:** TUESDAY, 11 JANUARY  
2011

**Time:** 7.00 PM

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

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

## To Councillors on the Committee

Eddie Lavery (Chairman)  
Alan Kauffman (Vice-Chairman)  
David Allam  
Jazz Dhillon  
Michael Markham  
Carol Melvin  
David Payne

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# Useful information

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

### About the Committee's decision

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

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

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

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

## Agenda

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

### Reports - Part 1 - Members, Public and Press

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

#### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	8 Sunningdale Avenue, Ruislip 19038/APP/2010/2638	Cavendish ;	Two storey detached building with habitable roofspace comprising 8 two-bedroom flat with associated parking and amenity space, involving enlargement of existing vehicular crossover to front and demolition of existing two storey detached building for use as Class C2 (Residential Institutions).  <b>Recommendation: Refusal</b>	9 - 36
7	Land at Junction of Field End Road/ Eastcote Road, Ruislip 59310/APP/2010/2005	Eastcote & East Ruislip;	Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole, complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary.  <b>Recommendation: Approval</b>	37 - 48

8	Land at Junction of A40 and Swakeleys Road, Ickenham 56342/APP/2010/2732	Ickenham;	Replacement of existing 12.5 metre high monopole with a 15 metre high monopole mobile phone mast, one replacement and one additional radio equipment cabinet with ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended).  <b>Recommendation: Prior approval of siting and design is not required</b>	49 - 56
9	Ruislip Manor Sports & Social Club, Grosvenor Vale, Ruislip 1209/APP/2010/1839	Manor;	Removal of existing 18m floodlighting tower and replacement with a 20m mobile telecommunications lattice tower supporting 6 radio antennas to give an overall top height of 21.3m, with other ancillary development thereto. Original floodlights to be re-located on the new tower at a height in the region of 18m.  <b>Recommendation: Approval</b>	57 - 68
10	Ickenham Cricket Club, Oak Avenue, Ickenham 2556/APP/2010/2421	West Ruislip;	Single storey rear extension to existing pavilion with alterations to existing elevations.  <b>Recommendation: Approval</b>	69 - 84

## Other

11 S106 Quarterly Monitoring Report - Up to 30 September 2010

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## PART 11 - MEMBERS ONLY

The report listed below is not made public because it contains confidential or exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local government (Access to Information) Act 1985 as amended.

## ENFORCEMENT

12 Enforcement Report

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**Any Items Transferred from Part 1**

**Any Other Business in Part 2**

**Plans for North Planning Committee**

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## Minutes

### NORTH PLANNING COMMITTEE

7 December 2010

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



HILLINGDON  
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	<p><b>Committee Members Present:</b> Councillors Edward Lavery (Chairman), David Allam (Labour Lead), Alan Kauffam, Pat Jackson, Carol Melvin and David Payne</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning and Enforcement) Meg Hirani (Planning and Enforcement) Manmohan Ranger (Planning and Enforcement) Rory Stracey (Legal Services) Charles Francis (Democratic Services)</p> <p><b>Also Present:</b> Councillor Henry Higgins and Councillor Richard Barnes</p>
52.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Cllr Michael Markham with Cllr Pat Jackson substituting and also Cllr Jazz Dhillon with no substitute.</p>
53.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor David Payne declared a prejudicial interest in items 6, 7, 8 and 9 –RAF Eastcote, Lime Grove, Ruislip by virtue of having been involved as a Ward Councillor of the application site. Councillor Payne withdrew from the room and did not take part in the decision of the applications.</p> <p>Councillor Edward Lavery declared a non-prejudicial interest in items 10, 11 and 12 'Former Kings Arms Garage Site, Rickmansworth Road, Harefield' as he knew the petitioner.</p>
54.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 18<sup>th</sup> November 2010 were agreed as a correct record and signed by the Chairman.</p>
55.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None</p>
56.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1</b></p>

	<p><b>WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in Part 1.</p>	
57.	<p><b>RAF EASTCOTE, LIME GROVE, RUISLIP - 10189/APP/2010/1094</b> (<i>Agenda Item 6</i>)</p> <p>At the start of the item, the Chairman explained that the five petitions which had been submitted enabled a representative of the petitioners to speak on agenda Items 6, 7 and 8 in three cases and on items 6 and 7 in 2 cases. All these items were related. The Agent was not present at the meeting.</p> <p>The petitioners were informed that that they had the right to address the Committee up to three times (should their petition apply to items 6, 7 and 8 and twice when it related to items 6 and 7). The petitioners waived this right and chose to speak on Item 6 only.</p> <p>In introducing the report, officers drew the Committee’s attention to the amendments in the Addendum and summarised the letter in support of local residents which had been received from a Ward Councillor. Officers also referred to a further letter which had been received from Nick Hurd MP in support of local residents.</p> <p>A representative of the five petitions received in objection to the application addressed the Committee. The following points were raised:</p> <ul style="list-style-type: none"> <li>• The proposal would adversely affect the privacy of residents due to the increased amounts of overlooking (especially from blocks C,D and W). In some cases due to land rises, the first floors of some developments would overlook the bedrooms of opposite properties.</li> <li>• The proposal did not incorporate sufficient amenity space</li> <li>• The proposal was an over development of the site</li> <li>• The proposal did not include a sufficient number of footpaths and so there was a danger to pedestrian safety</li> <li>• The proposal was out of keeping with Eastcote and Hillingdon</li> <li>• The design was out of keeping with the street scene</li> <li>• The infrastructure of Eastcote was already at breaking point and there were already significant pressures on local services such as schools and medical facilities</li> <li>• The proposal lacked sufficient car parking spaces. Relatives and visitors would be forced to park on adjacent local roads</li> <li>• The height and scale of proposal was out of keeping with the southern half of the development</li> <li>• The application would increase roof heights and so the design would become more visually intrusive</li> <li>• The proposal would increase traffic congestion on local roads</li> <li>• The proposal would adversely affect the special character of old Eastcote</li> <li>• The overdevelopment of the site would cause access problems</li> </ul>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>



	<p>for service vehicles, such as refuse collection and emergency services.</p> <ul style="list-style-type: none"> <li>• The proposal would not comply with government guidance which had reduced the number of units from 50 to 30 per hectare.</li> <li>• The developers had not worked in partnership with the community during the consultation period.</li> <li>• The proposal would cause drainage difficulties</li> </ul> <p>In discussing the application, Members agreed the development site was already full and any additional development would have significant impact on amenity space. In relation to car parking facilities, Members agreed that the proposal did not have sufficient capacity for visitors, which would lead to additional parking in surrounding roads. When summarising the discussions, the Chairman drew the petitioner's attention to reason for refusal 3 which specifically related to '<i>an unacceptable loss of residential amenity</i>'.</p> <p>The recommendation for Refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be Refused as set out in the officer's report and Addendum.</b></p>	
58.	<p><b>RAF EASTCOTE, LIME GROVE, RUISLIP - 10189/APP/2010/1099</b> (Agenda Item 7)</p> <p>In introducing the report, officers drew the Committee's attention to the amendments in the Addendum.</p> <p>The petitioners chose not to speak on this item.</p> <p>The recommendation for Refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be Refused as set out in the officer's report and Addendum and for the addition of Block T to the list of plots to reason for refusal 4.</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
59.	<p><b>RAF EASTCOTE, LIME GROVE, RUISLIP - 10189/APP/2010/1100</b> (Agenda Item 8)</p> <p>In introducing the report, officers drew the Committee's attention to the amendments in the Addendum.</p> <p>The petitioners chose not to speak on this item.</p> <p>The recommendation for Refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be Refused as set out in the officer's report and Addendum.</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>

60.	<p><b>RAF EASTCOTE, LIME GROVE, RUISLIP - 10189/APP/2010/1901</b> (Agenda Item 9)</p> <p>Officers drew the Committee's attention to changes in the Addendum.</p> <p>The Committee noted that only 3 of the 6 plots complied with the Council's guidance on amenity space and having taken the measurements into consideration, the Committee decided to overturn the officer recommendation.</p> <p>The recommendation for approval with the amendments on the Addendum was overturned. It was moved and seconded and on being put to the vote was agreed that the application be refused for the following reason:</p> <p><i>The proposal would result in the reduction of private amenity space available to the dwellings below a level which is considered acceptable for the size of dwellings proposed, particularly in relation to plots 222, 223 and 260. As a result a cramped appearance would arise, with inadequate amenity space for the dwellings to the detriment of the amenity of future occupiers. The proposal would, therefore, be contrary to policy BE23 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Council's adopted Supplementary Planning Documents HDAS: Residential Layouts.</i></p> <p><b>Resolved – That the officer recommendation be overturned and the application be refused</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
61.	<p><b>FORMER KINGS ARMS GARAGE SITE, RICKMANSWORTH ROAD, HAREFIELD - 3877/APP/2010/2200</b> (Agenda Item 10)</p> <p>At the start of the item, the Chairman explained that the petitions which had been submitted enabled a representative of the petitioners to speak on agenda Items 10, 11 and 12 which were all related. If the petitioners did so, then the agent would have a right to reply on each occasion. The petitioners waived this right and chose to speak on Item 10 only.</p> <p>A representative of the two petitions received in objection to the application addressed the Committee. The following points were raised:</p> <ul style="list-style-type: none"> <li>• The officer recommendations for refusal were supported.</li> <li>• Harefield village was already very congested and the number of deliveries required would cause traffic problems</li> <li>• There was a need to protect the historic village centre, the landscape and 'the pace of life' in Harefield</li> <li>• If Tesco were to operate in Harefield, it would overpower local small traders</li> <li>• The design, scale and setting of the proposal was out of character with the village</li> <li>• The proposal was an overdevelopment of the site in terms of scale and mass</li> <li>• The proposed number of parking spaces would be inadequate</li> </ul>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>

for the site and 4 of the 6 parking spaces would need to be closed when deliveries took place

- The proposal would encourage vehicles to park on the pavement and there would be a danger to pedestrian safety
- Concerns were raised about the tidiness of the site should the proposal be approved
- The proposed development would be about four times the size of other local businesses

Points raised by the agent:

- One of the reasons for refusal related to the high levels of management intervention required when deliveries took place. The applicant had addressed these concerns and agreed to use lorries no larger than 8 metres.
- Deliveries would only take place within the site rather than on the kerb side.
- There would only need to be two delivery vehicles on site occasionally
- When deliveries took place, four parking spaces would not need to be closed and residential car parking spaces would not be affected.

A Ward Councillor addressed the meeting and raised the following points:

- The agent was thanked for acknowledging that two delivery vehicles would need to be on site.
- Recent road works had required a single lane of traffic to be used and this had highlighted the levels of congestion in Harefield. The anticipated number of deliveries for the proposal would exacerbate this situation.
- This was the third or fourth time the application had been considered by Committee and as such was deemed to be an abuse of resources (to try and drive the application through).

Members asked officers for further clarification about the number of parking spaces. Officers explained that the proposal included residential car parking spaces but did not include parking spaces for retail use. It was noted that the Inspector had not highlighted the lack of parking to be an issue in this case.

In response to a query about the tidiness of the site, officers explained that a section 215 notice could be served when there was very serious impact on the street scene. However, as the current impact was limited it would not be appropriate in this case.

Members referred to the agent's comments concerning the occasional use of two delivery vehicles and concluded that due to the scale of the operation, the applicant could not guarantee vehicle controls (over the numbers required) over the long term. Members agreed with the petitioners that pedestrian safety would be affected if the proposal was agreed.

The recommendation for Refusal was moved, seconded and on being

	<p>put to the vote was agreed.</p> <p><b>Resolved – That the application be Refused as set out in the officer’s report.</b></p>	
62.	<p><b>FORMER KINGS ARMS GARAGE SITE, RICKMANSWORTH ROAD, HAREFIELD - 3877/APP/2010/2201</b> (<i>Agenda Item 11</i>)</p> <p>The recommendation for Refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be Refused as set out in the officer’s report.</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
63.	<p><b>FORMER KINGS ARMS GARAGE SITE, RICKMANSWORTH ROAD, HAREFIELD - 3877/APP/2010/2204</b> (<i>Agenda Item 12</i>)</p> <p>The recommendation for Refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be Refused as set out in the officer’s report.</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
64.	<p><b>LAND FPO 11 HOYLAKE GARDENS, RUISLIP - 66856/APP/2010/2169</b> (<i>Agenda Item 13</i>)</p> <p>The application had been withdrawn by the applicant.</p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
65.	<p><b>176 FIELD END ROAD, EASTCOTE - 6277/APP/2010/2161</b> (<i>Agenda Item 14</i>)</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was approved.</p> <p><b>Resolved – That the application be Approved as set out in the officer’s report.</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
66.	<p><b>LAND AT GRAND UNION CANAL BANK, SPRINGWELL FARM, SPRINGWELL LANE, HAREFIELD - 67241/APP/2010/1939</b> (<i>Agenda Item 15</i>)</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was approved.</p> <p><b>Resolved – That the application be Approved as set out in the officer’s report.</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
67.	<p><b>42 VICTORIA ROAD, RUISLIP - 38038/APP/2010/2179</b> (<i>Agenda Item 16</i>)</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was approved.</p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>

	<b>Resolved – That the application be Approved as set out in the officer’s report.</b>	
68.	<p><b>RAF NORTHOLT, LIME GROVE, RUISLIP - 189/APP/2010/2585</b> <i>(Agenda Item 17)</i></p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was approved.</p> <p><b>Resolved – That the application be Approved as set out in the officer’s report.</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
	The meeting, which commenced at 7.00 pm, closed at 8.55 pm.	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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## Report of the Head of Planning & Enforcement Services

**Address** 8 SUNNINGDALE AVENUE RUISLIP

**Development:** Two storey detached building with habitable roofspace comprising 8 two-bedroom flat with associated parking and amenity space, involving enlargement of existing vehicular crossover to front and demolition of existing two storey detached building for use as Class C2 (Residential Institutions.)

**LBH Ref Nos:** 19038/APP/2010/2638

**Drawing Nos:** Arboricultural Survey dated 13/04/2010  
10/3215/10  
10/3215/9  
10/3215/6  
10/3215/7  
10/3215/8  
10/3215/5  
Location Plan to Scale 1:1250  
Energy and Sustainability Statement November 2010  
Design and Access Statement November 2010

**Date Plans Received:** 15/11/2010                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 19/11/2010

### 1. SUMMARY

Members may recall an application (ref. 19038/APP/2010/770) for the re-development of this site, for flatted development, was presented to the North Planning Committee meeting on the 5th August 2010. As the application had been appealed for non-determination, Members agreed the reasons for refusal that would have been given had the appeal not of been lodged.

This application represents a re-submission of the flatted re-development scheme, which has now been revised following the Inspector's decision letter dated 21st October 2010, dismissing the previous appeal.

This application mainly differs from the previous application in that the building has been set further back on its plot, the depth of the building has been reduced, the crown roof has been replaced with a hipped roof and the area of hardstanding has been reduced and re-sited in the rear garden, with 3 spaces now being re-sited in the front garden.

Although this scheme is considered to have adequately overcome the Inspector's concerns regarding the crown roof not being appropriate in this location and the overshadowing of the rear amenity space, the alterations to the parking arrangements are not considered to have adequately overcome the Inspector's concerns regarding the previous scheme. Furthermore, although raised by the Council, the Inspector did not consider a prominent bin store proposed in the front garden and this still is considered to represent a conspicuous and incongruous structure. As such, the application is recommended for refusal as it fails to harmonise with the character of the surrounding area. The scheme, in the absence of a Unilateral Undertaking, is also not considered to make adequate provision towards education space.

## 2. **RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposal, by reason of the introduction of an extensive area of hardstanding to and use of the rear garden for car parking would be out of keeping with the pattern of surrounding residential development and results in an excessive loss of garden space, detrimental to the verdant character of the area. Furthermore, the provision of a large bin enclosure in the front garden, by reason of its size and siting, would appear as a visually intrusive and incongruous structure in the street scene. The development therefore fails to harmonise with the character of the surrounding area, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010, Planning Policy Statement 3: Housing (as amended) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

#### **2 NON2 Non Standard reason for refusal**

The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

## **INFORMATIVES**

#### **1 152 Compulsory Informative (1)**

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

#### **2 153 Compulsory Informative (2)**

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

PPS1	Delivering Sustainable Development
PPS3	Housing
LP	London Plan (February 2008)
LPG	The London Plan: Interim Housing Supplementary Planning Guidance, April 2010
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions. Residential extensions/buildings of two or more storeys.



BE22	
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
SPD	Planning Obligations Supplementary Planning Document (July 2008)
HDAS	Residential Layouts Accessible Hillingdon

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site comprises a large detached two storey double fronted property with a two storey side extension on a substantial plot, located on the north-western side of Sunningdale Avenue, some 80m to the east of its junction with Field End Road and almost opposite its junction with Newnham Avenue. The site has a 21m wide frontage, more than twice the typical plot width in the road and is approximately 47.5m deep. The property was previously used as a care home, but is now vacant with the building falling into disrepair and in an unsafe condition, with hoarding having been erected around the site.

The site lies within an established residential area on the edge of the Eastcote Town Centre, the southern boundary of which lies within approximately 50m of the rear boundary of the site. Although the surrounding area is predominantly residential, there are three storey commercial buildings at the end of the road fronting Field End Road and Newnham Infant and Junior School is located some 50m to the south of the site. The site forms part of the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 3.2 Proposed Scheme

This application is a re-submission of an earlier scheme (19038/APP/2010/770 refers) for the erection of a detached two storey block with habitable roof space containing 8 two-bedroom flats (Class C3) with associated car parking and landscaping works to replace the existing two storey residential care home (Class C2).

The previously proposed building maintained gaps of 1m to the side boundary adjoining No.8a and 3.3m adjoining No. 6 Sunningdale Avenue. The block had a large crown roof and was double fronted with gable roof bays on the outer edges of the front elevation that incorporated recessed terraces within the gable roof space and two dormers in between the bays within the main roof. A projecting central bay was also included under the main roof with the ground floor projecting further to project slightly beyond the outer bays and incorporated a simple storm porch. The building also included a large centrally sited bay on the rear elevation with two dormers on its roof and two dormers on the main roof at the rear. The scheme included 9 off-street car parking spaces which, with the exception of a disabled parking space in the front garden, would have been provided at the end of the rear garden, accessed by a side driveway adjoining the side boundary with No.6. A cycle store was also proposed in the rear garden and a bin store in the front garden, measuring 3.75m by 1m and 2.3m high, set back approximately 0.5m from the front boundary. The remainder of the rear garden would provide shared amenity space with small private patio areas provided for the ground floor units. Three two-bedroom flats would have been provided on the ground and first floors, with the roof area providing the remaining 2 two-bedroom flats.

The current scheme has been revised in an attempt to overcome the Inspector's concerns on the earlier application. The main changes are as follows:-

- \* The set back of the main building from the back edge of the pavement has been increased from 8.5m to 9.1m and the depth of the projecting front wings has been reduced so that the two storey building would maintain a gap of 8.5m instead of 7m from the road.

- \* The overall depth of the main building has been reduced from 11.95m to 11.3m and including the projecting front and rear wings from 15.9m to 15.3m,

- \* The crown roof has been replaced with a traditional hipped roof, which increases the ridge height from 9.8m to 10.4m

- \* The two projecting front wings have been reduced in width from 5.1m to 4.85m and sited more centrally with a ground floor flat roofed porch which projects 0.9m beyond the bays.

- \* The area of hardstanding in the rear garden has been reduced and re-sited, and increased in the front garden so that a total of 4 parking spaces, including the disabled space are proposed here, served by two crossovers

A number of documents have been produced in support of the application, namely a Design and Access Statement, an Energy and Sustainability Statement and an Arboricultural Survey. Where necessary, these are discussed at the relevant sections of the report.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Application 19038/APP/2010/770 for a similar flatted re-development scheme had been appealed for non-determination. A report concerning this application was presented to the North Planning Committee meeting on the 5th August where Members agreed that had an appeal for non-determination not of been lodged, the application would have been refused for the following reasons:

1. The proposal, by reason of its excessive density and site coverage with buildings, including the bin storage building to the front and hard-standing, represents an over-development of the site, that would be out of keeping with the pattern of surrounding residential development and results in an excessive loss of garden space, detrimental to the verdant character and visual amenity of the area. The development therefore fails to

harmonise with the character of the surrounding area, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010 and Planning Policy Statement 3: Housing (as amended) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed building, by reason of the incorporation of a large crown roof and the siting, size, scale, bulk and roof design of the large two storey projecting rear wing, would appear as a bulky, incongruous and awkward addition to the street scene and surrounding area, detrimental to its character and appearance. As such, the proposal is contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposal, by reason of the extent and duration of overshadowing to the proposed amenity area, would fail to be sufficiently usable in order to afford an adequate standard of residential amenity to the occupiers of the proposed flats. The proposal is therefore contrary to Policy BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4. In the absence of consistent tree information, the Local Planning Authority has been unable to fully assess the impact of the development upon existing trees on and close to the site. The proposal therefore fails to accord with Policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

5. The proposal would result in unsatisfactory parking, access and cycle storage arrangements, which would be likely to give rise to additional on-street parking and pedestrian and vehicle conflict, prejudicial to conditions of highway safety. The proposal is therefore contrary to Policies AM7 and AM9 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

6. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

The non-determination appeal was dismissed on the 21st October 2010. A copy of the Inspector's decision letter is attached at Appendix 1.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- LP London Plan (February 2008)
- LPG The London Plan: Interim Housing Supplementary Planning Guidance, April 2010
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- H3 Loss and replacement of residential accommodation
- H4 Mix of housing units
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- SPD Planning Obligations Supplementary Planning Document (July 2008)
- HDAS Residential Layouts  
Accessible Hillingdon

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th December 2010**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

18 neighbouring properties have been consulted and a site notice has been displayed. Two responses have been received, 1 advising that they have no objection to the proposed development, but querying whether the current sewer is adequate for 8 flats as it had to be unblocked on a regular basis when site used as a care home. The one letter of objection makes the following points:-

- (i) The revised plans still show parking at the bottom of the rear garden for 7 cars. This will have negative impact on privacy for our garden area and engine noise and pollution which could occur night and day;
- (ii) Proposed new drive opens directly opposite a busy school entrance. Increasing traffic on this busy road can only endanger parents and children's lives;
- (iii) Flats are not characteristic in the road;
- (iv) Access to the rear can easily be gained via the new driveway, threatening security of neighbouring gardens;
- (v) As previous application was refused, this application should also be refused as been submitted with no consideration for the comments or recommendations made at previous North Planning Committee.

Ward Councillor has requested that this application be considered by committee.

### Internal Consultees

Trees and Landscape Officer:

**BACKGROUND:** The site is currently occupied by a large detached house within an established garden which includes mature specimen trees, many of which are on the edge of, or beyond, the site boundary. Trees on and close to the site have been assessed in a Tree Report by Merewood. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

**PROPOSAL:** The proposal is an amended submission (previous ref. 2010/770) to demolish the existing two-storey detached building and build a new two-storey detached building for residential use. The amended scheme includes the provision of additional parking to the front of the building, and a reduced area of parking to the rear.

**LANDSCAPE CONSIDERATIONS:** Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

\* Merewood's Tree Survey notes that a Cherry in the front garden (T1) is dead should be removed, as shown in the proposed layout plan. The survey also notes (6.2) that a Purple-leafed Plum (T2) in the front garden has a short life expectancy and could be removed and replaced. However, the proposed layout plan indicates its retention, which is unlikely to be feasible given the proximity of proposed hard surfacing within the likely root protection area (RPA) of the tree. For the purpose of this application, it should be assumed that T2 will have to be removed and replaced with new tree planting along the frontage.

\* Comments in the Tree Survey, regarding the implications of the development on existing trees, have not been updated in the light of the amended layout. Specifically, the trees in the north-east

corner of the site (T11-T14) should no longer be affected by the previously proposed car park, which extended within potential root protection areas.

\* With regard to the layout of the rear shared/communal gardens, the new parking arrangements will be less dominant and create additional amenity space, albeit resulting in the loss of front garden.

\* Trees to be retained will require temporary protection during construction and specific trees (such as T10) will require 'no dig' construction method, all to be provided by a tree consultant.

\* HDAS guidance 'Residential extensions', chapter 11.2 recommends that, where parking space is increased in front gardens at least 25% of front garden space is retained for soft landscaping. In this case, despite the loss of 'garden' space to parking and driveways, it would be possible to achieve a high quality landscape including, new tree planting, subject to the quality of the detailing, specification and implementation. The bin store is currently too prominent and visible from the street. This should be re-aligned (and screened) to face the building, if it cannot be sited to the rear or integrated within the building.

\* DCLG/EA guidance requires new driveways to be designed and installed in accordance with SUDS principles.

\* The effectiveness of the landscape proposals (in particular the shared/communal areas) will depend on a sound management and maintenance plan for the site.

RECOMMENDATIONS: I have no objection, subject to the above comments and conditions TL2, TL3, TL5, TL6, TL7 and TL21.

Highway Officer: The highway refusal on the previous application ref. 19038/APP/2010/770 for a similar scheme relate to access, highway safety and parking issues.

The current proposals show a revised parking layout proposing a total of 5 car parking spaces at the rear and 4 car parking spaces at the front of the site. The rear car parking is still substandard due to unsatisfactory/insufficient turning space for bays 1 and 2. The issues of excessive vehicular access width, pedestrian and vehicular safety and access road layout are the same as on the previous application. However, considering the planning inspector's comments on the appeal decision on the previous application not agreeing with the highways issues, a similar highway refusal of this application is unlikely to be upheld at a future planning appeal.

If the application is decided to be approved, the following conditions and informatives are recommended to be applied:

Conditions:

1. The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.
2. The development hereby approved shall not be occupied until the means of vehicular access and amendments to on-street parking controls and bays have been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.
3. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.
4. No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 8 cycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

Informatives:

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.
2. The applicant is advised to contact the Council's Highways Team in respect of the amendments to the vehicle crossover.

Access Officer: In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document 'Accessible Hillingdon' adopted January 2010.

The proposed development should comply with the Lifetime Home Standards and the following observations are provided:

1. The communal entrance door appears to be stepped and would be contrary to the above policy requirements if that were the case. Details of internal and external levels should be submitted to confirm that level or gently sloping access will be achieved.
2. In line with the council's above-mentioned SPD, at least one communal lift should be provided to serve the units above ground floor level.
3. All internal doorways, including the proposed wet room doors, must provide a minimum clear opening width of 750mm.

Recommendation: Revised plans should be requested and received prior to any grant of planning permission.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site is located within the 'developed area' as identified in the saved Hillingdon Unitary Development Plan. In order for areas not to incur an over-concentration of flatted development, which may compromise the traditional residential character of the road, paragraph 3.3 of the Council's Supplementary Planning Document (SPD) HDAS: Residential Layouts advises that it is unlikely that proposals will be acceptable where more than 10% of the houses in a street have been converted or redeveloped to provide flats or other forms of housing. In this instance, all the other houses in the road provide single family accommodation and this site is already in a more intensive residential use as a care home. There is therefore no objection in principle to the development of flats on this site.

Although the proposed building would replace and not significantly extend beyond the rear elevation of the existing care home on site, a large part of the rear garden would be given over to car parking. Additional guidance on development in rear gardens and the interpretation of related policies has recently been published and is an important material consideration in assessing the principle of developments such as this.

Key changes in the policy context, since the adoption of the UDP Saved Policies, includes the adoption of The London Plan (consolidated with alterations since 2004), the Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010, The London Plan Interim Housing Supplementary Planning Guidance April 2010, and new Planning Policy Statement (PPS) 3: Housing adopted June 2010.

In relation to National Policy, the Letter to Chief Planning Officers clarifies that "there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed" and commits to move this clarification to a more prominent position within the PPS. It further clarifies that "the main focus of the Government's position therefore is that local authorities are best placed to develop

policies and take decisions on the most suitable locations for housing and they can, if appropriate, resist development on existing gardens". This guidance was published prior to submission of the application and should be given appropriate weight in the assessment of the application.

The London Plan Interim Housing Supplementary Planning Guidance (April 2010) was published following the national advice above and represents the Mayor of London's guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments.

The guidance requires that "In implementing London Plan housing policies and especially Policy 3A.3, the Mayor will, and Boroughs and other partners are advised when considering development proposals which entail the loss of garden land, to take full account of the contribution of gardens to achievement of London Plan policies on:

- \* local context and character including the historic and built environment;
  - \* safe, secure and sustainable environments;
  - \* bio-diversity;
  - \* trees;
  - \* green corridors and networks;
  - \* flood risk;
  - \* climate change including the heat island effect, and
  - \* enhancing the distinct character of suburban London,
- and carefully balance these policy objectives against the generally limited contribution such developments can make toward achieving housing targets."

(The various issues are discussed in more detail within the relevant sections of the report.)

Following on from this, Policy 4B.8 emphasises the importance of local distinctiveness, and ensuring proposed developments preserve or enhance local social, physical, cultural, historical, environmental and economic characteristics.

Notably, revised Planning Policy Statement 3: Housing, was published in April 2010 and, as advised in the Letter to Chief Planning Officers, discussed above, clearly clarifies that not all developed land is necessarily suitable for housing, nor that all of the curtilage should be developed. It also makes it clear that well thought out design and layout which integrates with and complements existing buildings and the surrounding local context is a key consideration which needs to be taken into account when assessing proposals for residential development.

Therefore, revised Planning Policy Statement 3 and the London Plan Interim Housing supplementary Planning Guidance do not introduce additional policy considerations but rather provide greater clarity on the interpretation of existing policy guidance. Whilst there is in general no objection to the principle of an intensification/greater use being made of existing residential sites it is considered that the shifting policy emphasis requires all new proposals for development to be carefully scrutinised.

It is also noted that the Council's Development Plan Annual Monitoring Report 2008/2009 shows that the Council is achieving its housing targets from sites elsewhere in the borough.

## **7.02 Density of the proposed development**



Policy 3A.3 of the London Plan (February 2008) advises that Boroughs should ensure that development proposals achieve the maximum intensity of use compatible with the local context, design principles and public transport accessibility. At Table 3A.2, the London Plan establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

As part of the Council's previous consideration on the earlier application, the proposed open plan lounge/kitchen rooms, being over 20m<sup>2</sup>, were counted as two rooms in terms of calculating density following HDAS design guidance, with the density matrix recommending a density for schemes with units having an indicative size of 4 habitable rooms in an area with a PTAL of 3 of 35-65 u/ha and 150-250 hr/ha. On this basis with 80 u/ha and 320 hr/ha, the scheme was considered to have an excessive density.

However, the Inspector, following arguments made by the appellants, considered that the lounge/kitchens would not easily be capable of sub-division, and each of the flats should be considered as having 3 habitable rooms. Applying this to the matrix, gives a recommended density of 50-95 u/ha and 150-250 hr/ha. The Inspector considered that the scheme complied with the London Plan's density guidance.

The internal layout of this scheme has been amended following the reduction in the depth of the building and the lounge/kitchens are generally smaller. Applying the Inspector's reasoning, the scheme has a density of 80 u/ha and 241 hr/ha which complies with the London Plan density matrix for schemes in this area with an indicative size of 3 habitable rooms.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

Not applicable to this application.

#### **7.06 Environmental Impact**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

In terms of the impact upon the character and appearance of the area, this scheme differs from the previous application in that the building has been set further back on site, the depth of the building has been reduced, the crown roof has been replaced with a hipped roof, the design of the building has altered and the area of car parking in the rear garden has been reduced and re-sited with more hardstanding proposed in the front garden.

It was previously considered that although the building would occupy the majority of the width of the plot which is double the size of typical residential plot widths in the road, this aspect of the proposal was acceptable as the proposed building would maintain 1m and 3.3m gaps to the side boundaries and the proposed building would be of a comparable scale to the existing double fronted extended care home building on site that it would replace. Furthermore, although the building would project beyond the main two storey rear elevation of neighbouring residential properties, the main rear elevation would have a similar depth to the extended ground floors of neighbouring properties so that the increased depth on this large plot would not appear so out of keeping with the surrounding area. Also, projecting gable bays are characteristic within the road and no objections were raised to the double fronted gable roof bays proposed, including the recessed glazing and terraces proposed at roof level, which would be contained within the volume of the gables.

The proposed front and rear gables were also sufficiently small scale so as not to appear unduly dominant within the roof and given the prevalence of front gables, they would not appear out of keeping in the street scene. The fenestration on the building was also considered to harmonise with surrounding properties.

In terms of the current proposal, the proposed building would now be set back slightly further on its plot than adjoining properties, but as there is no uniform building line on this part of Sunningdale Avenue and the proposed building, like the care home building it would replace has a far greater bulk than its neighbours, no objections are raised to the larger set back which would assist in reducing the impact of the building in the street scene.

As regards the design of the proposed building, the Inspector in considering the crown roof of the previously proposed building stated that the roof form, although becoming more prevalent, did not form part of the character of Sunningdale Avenue. The proposal would appear bulkier than the existing care home and the building would look out of place, dominant and detrimental to the street scene.

The depth of the proposed building has now been reduced which allows for the inclusion of a traditional hipped roof. Although with a ridge height marginally higher than the previous proposal, this would not be any greater than the overall height of the existing care home.

The Council was also concerned about the large projecting wing, but the Inspector considered that this would not be seen from any public vantage point and would only be viewed against the bulk of the main building and in the Inspector's view would not be viewed as being unduly bulky, awkward or ill-conceived. This scheme reduces the size of the rear wing and it would now also have a traditional hipped roof. Other changes have been made to the elevations of the building, such as re-siting the projecting front bays more centrally, but these alterations are considered to be acceptable. It is considered that the proposed building has overcome the Inspector's concern regarding its bulky and uncharacteristic roof and now presents a satisfactory appearance in the street scene, in accordance with Policies BE13 and BE19 of the UDP.

The Inspector on the previous application considered that the proposed parking in the rear garden was unacceptable. At paragraph 13 of the decision letter, the Inspector noted that the character and appearance of the area is that of traditional two-storey dwellings facing onto Sunningdale Avenue with large verdant rear gardens. The Inspector noted that the proposal would introduce a significant amount of hard-standing into the rear garden which would fail to harmonise with the use and appearance of surrounding gardens. The Inspector acknowledged the existence of four flats in Woodlands Avenue that had garaging to the rear, but considered that they did not have a significant bearing on the appeal scheme as they were sited closer to the more intensively developed town centre and had significantly less visual impact than the appeal proposal. The Inspector also noted the drive at No.6 which runs the full length of the rear garden, but considered this to be relatively inconspicuous, overpowered by the house and the adjoining care home and screened by trees and vegetation in the rear garden.

At paragraph 14, the Inspector acknowledged in his decision letter that the parking area would not be particularly noticeable from Sunningdale Avenue and that one or two spaces may be glimpsed through the retained gap between the proposed building and side boundary. However, the Inspector did consider that 'the driveway and parking area will be highly visible when viewed from the adjoining gardens and its use will be noticeable for the

occupiers of adjoining and nearby properties in Woodlands Avenue and stated that 'such a large area of car parking will be out of character with the pattern of development in the area when seen by nearby occupiers and visitors to their homes and gardens.'

Further, the Inspector at paragraph 15 was not swayed by the argument that the proposal would allow the replacement of a large area of unattractive hardstanding at the front of the care home with attractive hard and soft landscaping and at paragraph 16 noted that although the trees to be lost do not add significantly to the visual quality of the area, the amount of soft landscaping that would be lost to the driveway and parking area would also be harmful. The Inspector also notes at paragraph 17 that the Council's HDAS SDP states that there may be car parking to the rear of buildings, but this can not be taken to mean every proposal to introduce such parking is acceptable.

The revised scheme still proposes parking in the rear garden, served by a side driveway, but reduces the number of spaces from 8 to 5 and re-sites the parking area more towards the western side of the site adjoining No.6. Although the extent of the hardstanding area would be reduced, it is considered that it would still take up a significant part of the rear garden and would not be any less visible. As such, it is considered that the introduction of such a parking arrangement would still fail to harmonise with the use and appearance of surrounding gardens. Furthermore, the Inspector on the previous scheme considered that a main concern was the impact of the driveway and parking areas from neighbouring properties and this proposal would bring the spaces closer to the adjoining properties to the west of the site. Furthermore, although the Inspector did not consider the replacement of the hardstanding at the front of the site with soft landscaping and hardstanding to outweigh the harm of the parking at the rear, the removal of the hardstanding would still have been beneficial, whereas this scheme proposes much more of the front garden area to be hard surfaced.

The only other outstanding concern regarding the impact of the scheme on the street scene concerns the proposed bin store. Refusal reason 1 of the previous application referred to the bin store and this scheme makes similar provision. The Inspector did not mention this aspect of the proposal and therefore neither confirmed nor denied its acceptability. The bin store would be 3.75m wide by 2.3m high, sited 0.5m back from the site's frontage. With such an exposed siting, the store would appear as a conspicuous and incongruous structure, out of keeping and detrimental to the visual amenities of the street scene.

As such, it is considered that the revised scheme does not fully overcome the Inspector's concerns on the earlier application and the development fails to harmonise with the character of the surrounding area, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010 and Planning Policy Statement 3: Housing (as amended) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

#### **7.08 Impact on neighbours**

It was previously considered that the proposed building would not adversely affect the amenities of surrounding residential occupiers. Both adjoining properties do not contain any main habitable room windows in their side elevations facing the application site and have been extended at the rear so that the proposed building would not project significantly beyond the extended rear elevation of adjoining properties and the 45° line of sight from adjoining rear facing habitable room windows would not be breached. The

proposal has been amended so that the building is set back further on its plot, but given the reduction to the depth of the building, the proposal would maintain similar building lines at the rear. A sun on the ground diagram also demonstrated that only the side part of the rear garden of No.6 would be overshadowed in the early morning, but given that the existing building is sited immediately on the side boundary, this represents an improvement upon the existing situation. As regards No.8a, the proposal would result in additional overshadowing of the rear garden during the afternoon, but this is limited in extent and as the rear elevations of these properties have a north west facing aspect they are already in shadow for the most of the day, with the only additional overshadowing to No.8a occurring at the end of the day, from 4.00pm onwards. There have been no significant changes to alter this assessment.

In terms of the potential for overlooking, all the proposed side windows and rooflights are secondary and therefore could be conditioned to be obscure glazed and non-opening, if the application were being recommended differently. The properties at the rear of the site in Woodlands Avenue would be approximately 50m from the rear elevation of the proposal, greatly in excess of the Council's recommended 21m separation distance as being adequate to safeguard privacy and screened by mature trees. The Inspector on the previous application concurred that there would no adverse impact upon properties in Woodlands Avenue.

As such, it is considered that the current proposal, like the previous scheme, would not adversely affect neighbouring properties and would comply with Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.09 Living conditions for future occupiers**

The Council's HDAS Residential Layouts advises that for new residential units to afford an adequate standard of residential accommodation, two-bedroom flats should have a minimum internal floor area of 63m<sup>2</sup>. The two-bedroom flats on the ground and first floors would have floor areas of 63m<sup>2</sup> and the two flats in the roof space would have floor areas of 66m<sup>2</sup>. Furthermore, it is considered that all the proposed habitable rooms would have an adequate outlook.

Guidance also stipulates that with flatted developments sharing amenity space, at least 25m<sup>2</sup> of amenity space should be provided per two-bedroom unit and the space should be usable. In this instance, approximately 261m<sup>2</sup> of shared amenity space would be provided within the rear garden. In addition to this, the ground floor units would have 7m<sup>2</sup> private patio areas and the flats within the roof space would have 4.5m<sup>2</sup> enclosed terrace areas at the front. The scheme would provide the overall quantum of space required to satisfy minimum standards.

On the previous scheme, it was considered that as the shared amenity space was sited immediately to the north of the building, a substantial area of this space would be in shadow for large parts of the day. As such, the space was not sufficiently usable to satisfy standards. The Inspector concurred on this point, noting that unlike their neighbours, the future occupiers of the building would not have the benefit of using the amenity space at the end of the garden if they so wished which would not be overshadowed to the same extent. This scheme has removed the car parking from this area so that the space would be available as amenity space to residents and it is considered that the revised scheme overcomes the previous concerns.

The 2m deep patio areas, surrounded by landscaping, would provide defensible space for the occupiers of the ground floor units, so that they would not be unacceptably overlooked

by other users of the shared amenity space. The only exception to this are the bedroom windows to Flat 2 which only have a thin landscaping strip in front of them, but this is a relatively minor point that could be dealt with by condition if the scheme had otherwise been found to be acceptable.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

As with the previous application, the current proposal would provide a total of 9 car parking spaces, including a disabled space, for the 8 two-bedroom flats. The Council's Highway Engineer did not previously raise objection to this level of parking provision, given the site's proximity to Eastcote Town Centre and its relatively good public transport accessibility, with a PTAL score of 3, but did raise objection to the proposed access arrangements, in particular the excessive width of the extended crossover required to serve the new driveway, the narrow width of the shared driveway and lack of manoeuvring and waiting space which would be prejudicial to highway and pedestrian safety. However, the Inspector, having considered these issues, did not share the Council's concerns.

The current scheme differs from the previous application in that the siting of the parking in the rear garden has been re-sited and three of the spaces have been moved to the front garden. Two of these spaces would be accessed from the side driveway, with the other space, together with the disabled space which was previously proposed in the front garden accessed from an existing crossover on the side boundary adjoining No. 8a Sunningdale Avenue.

The Council's Highway Engineer advises that the rear parking is still substandard due to unsatisfactory/insufficient turning space for bays 1 and 2 and the previous concerns relating to excessive crossover width, pedestrian and vehicular safety and the access road layout remain the same, but given the Inspector's previous comments, a similar highway refusal is unlikely to be upheld at appeal. The Highway Officer concludes that if the application were to be approved, a number of conditions would be required.

#### **7.11 Urban design, access and security**

On the previous application, the Council's Crime Prevention Officer advised that subject to suitable gates across the proposed driveway, the proposal would not present any additional potential for crime and anti-social behaviour. Revised details of the provision to be made for bin storage in the front garden would also need to be sought to ensure that natural surveillance of the front door to the new flats was not obstructed. The Inspector on the previous application concurred that the proposal would not threaten the security of adjoining properties.

#### **7.12 Disabled access**

On the previous application, Members were advised that although the Access Officer advised that a lift would be needed to comply with the latest HDAS, this could not be justified on a scheme with less than 10 units.

As regards the Access Officer's detailed comments regarding compliance with Lifetime Homes standards, this could be dealt with by way of a condition, had the application not been recommended for refusal. There has been no change in circumstance to suggest that such an assessment is no longer valid.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

The Council's Tree and Landscape Officer objected to the previous application as the tree information submitted was inconsistent but this was corrected as part of the appeal process. As regards the current scheme, the officer notes that there are no protected

trees on site and that the scheme makes adequate provision for the retention and utilisation of existing trees and new planting. In particular, the Tree Officer considers that even with the new parking proposed in the front garden, a high quality landscaping scheme, including new tree planting to replace the trees likely to be lost would be feasible. Such a scheme would be an improvement on the extensive area of tarmac which currently comprises the front garden. As such, the scheme is considered to comply with Policy BE38 of the saved UDP, subject to appropriate conditions.

#### **7.15 Sustainable waste management**

The proposal makes provision for refuse/recycling storage. However, an objection is raised to the siting of the bin store on visual amenity grounds.

#### **7.16 Renewable energy / Sustainability**

The proposal does ensure that all the habitable rooms would be well served by natural daylight. The Energy and Sustainability Statement states that where possible, internal bathrooms and landings will be lit by 'sun-tubes'. The statement says that either solar panels or photo-voltaic cells will be used to ensure that the development satisfies Level 3 of the Code for Sustainable Homes. An appropriate renewable energy scheme to accord with the London Plan would have been conditioned if the application had not been recommended for refusal.

#### **7.17 Flooding or Drainage Issues**

This application does not fall within a flood risk area and a sustainable urban drainage system would have been sought by condition, had the application been recommended favourably.

#### **7.18 Noise or Air Quality Issues**

This application for residential development within a residential area does not raise any specific noise or air quality issues. The Inspector in considering the previous application at paragraph 60 states 'Given the likely level of use of the car parking area ..... I do not consider that the noise, activity, headlights or fumes emanating from this area would cause any unacceptable harm to the living conditions of adjoining occupiers.'

#### **7.19 Comments on Public Consultations**

As regards the comment received in support, the query raised as regards the adequacy of the sewer is not a planning matter.

In terms of the points raised by the objector, points (i) to (iv) have been dealt with in the main report and point (v) is noted.

#### **7.20 Planning Obligations**

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations to offset the additional demand on recreational open space, facilities supporting arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

Education Services previously advised that earlier scheme generated a need of a total contribution towards additional education space of £18,061 (Primary - £7,217, Secondary - £7,029 and £3,815 - Post 16). The Inspector in considering the previous appeal advised that for reasons previously given, the scheme should be considered on the basis of the units providing 3 habitable rooms and as one of the two Unilateral Undertakings submitted dealt with the need for an education contribution, the scheme made adequate provision.

No Unilateral Undertaking has been submitted as part of the current application and on

this basis, the proposal fails to comply with Policy R17 of the UDP Saved Policies (September 2007) and it is recommended the application should be refused on this basis.

#### **7.21 Expediency of enforcement action**

There are no enforcement issues at this site.

#### **7.22 Other Issues**

No other issues are raised by this application.

### **8. Observations of the Borough Solicitor**

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

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

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

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

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

### **9. Observations of the Director of Finance**

### **10. CONCLUSION**

Although this scheme represents an improvement upon the previous application (19038/APP/2010/770) which was dismissed at appeal, it is considered that re-siting and reducing the amount of car parking in the rear garden does not fully overcome the concerns raised by the Inspector in dismissing the previous appeal. The Council also raised objection to the large bin store in a prominent position in the front garden to which reference was not made in the Inspector's decision letter. As such, the application is recommended for refusal as it fails to harmonise with the character of the surrounding area. The scheme, in the absence of a Unilateral Undertaking, is also not considered to make adequate provision towards education space.

### **11. Reference Documents**

PPS1: Delivering Sustainable Development  
PPS3: Housing (as amended)  
London Plan (February 2008)  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
Mayor's Interim Housing Supplementary Planning Guidance, April 2010  
HDAS: Residential Layouts  
HDAS: Accessible Hillingdon  
Council's Planning Obligations Supplementary Planning Document  
Consultation responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230





# Appeal Decision

Site visit made on 28 September 2010

by **Tim Belcher FCII, LLB (Hons), Solicitor (Non-Practising)**

an Inspector appointed by the Secretary of State for Communities and Local Government

The Planning Inspectorate  
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**Decision date:**  
**21 October 2010**

## **Appeal Ref: APP/R5510/A/10/2131428 8 Sunningdale Avenue, Ruislip, HA4 9SR**

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by W E Black Limited against the Council of the London Borough of Hillingdon.
- The application (Ref 19038/APP/2010/770) is dated 6 April 2010.
- The development proposed is the demolition of the existing building and the erection of a two and a half storey block of eight flats with associated parking and landscaping. Change of use from C2 to residential.

### **Procedural and Background Matters**

1. The Council would have refused the application had it not been appealed. The reasons for refusal are set out in the Planning Committee Report dated 5 August 2010.
2. I understand that the existing building on the site was last used (for at least 35 years) as a care home. The care home provided six bedrooms for residents and an on-site flat for a resident housekeeper. The existing building is the largest building in the residential part of the street and it also occupies the largest plot. The building is currently vacant, has fallen into disrepair and is in an unsafe condition.
3. The site is within an established residential area but is close to Eastcote Town Centre. There are large three storey commercial buildings close to the site at the corner of Field End Road and Sunningdale Avenue. Further, there are modern three storey blocks of flats on the west side of Field End Road. Newnham Infant and Junior School is within a short walking distance of the site.

### **Decision**

4. I dismiss the appeal and refuse planning permission for the demolition of the existing building, the erection of a two and a half storey block of eight flats with associated parking, landscaping and the change of use from C2 to residential.

### **Policy**

5. The development plan for the area includes the London Plan and saved Policies of the London Borough of Hillingdon Unitary Development Plan (the UDP). I have also been referred to the following documents:

- a) Hillingdon Design and Accessibility Statement Supplementary Planning Document – “Residential Layouts” (HDAS-SPD),
- b) Planning Obligations Supplementary Planning Document (the Planning Obligations SPD),
- c) The London Plan: Interim Housing Supplementary Planning Guidance,
- d) Planning Policy Statement 1 “Delivering Sustainable Development”,
- e) Planning Policy Statement 3 “Housing” (PPS 3), and
- f) Planning Policy Guidance Note 13: “Transport”.

## **Reasons**

### *Is the proposed density of the development appropriate for the area?*

6. Policy 3A3 of the London Plan explains that Boroughs should ensure that development achieves the maximum intensity of use that is compatible with the local context. Boroughs should adopt the residential density ranges set out in Table 3A2.
7. The Council have, by using Table 3A2 and assuming that each of the flats has four rooms, calculated that the appropriate density for this development in this particular area should be between 35 and 65 units per hectare and between 150 and 250 habitable rooms per hectare. The proposal equates to a density of 80 units per hectare and 320 habitable rooms per hectare. The Council therefore consider the proposal exceeds the policy advice on density in the London Plan.
8. However, the flats only have three habitable rooms i.e. two bedrooms and open plan kitchen/lounges. The combined floor area of the kitchen/lounges exceeds 20 square metres. The amount by which the flats exceed 20 square metres is 2.3 square metres for two flats and seven square metres for the six other flats.
9. The HDAS-SPD provides advice relating to density. It explains that habitable rooms include all rooms normally used for living or sleeping in and kitchens having a floor area over 13 square metres. Habitable rooms over 20 square metres will be counted as two rooms.
10. The appellants have explained that it would be unrealistic to subdivide the kitchen/lounges so as to provide a kitchen having a floor area over 13 square metres and leave a reasonably sized lounge. The Council have not challenged that view or provided any evidence as to how such a sub-division could realistically be achieved. In these circumstances I consider that it is unreasonable to rigidly apply the advice in the HDAS-SPD. In my view the flats should be counted as each having three rooms.
11. Applying the density matrix at Table 3A2 for three habitable room units the appropriate density range would increase to a band of between 50 and 95 units per hectare. Thus, the appellants claim that if the proposal was assessed as flats with three qualifying rooms the resulting density would be 80 units per hectare and 240 habitable rooms per hectare. The Council have not challenged these figures. The proposal clearly falls within the appropriate London Plan

density matrix. I therefore conclude that the density of the proposed development is acceptable and there is no conflict, as regards this issue, with the relevant parts of the development plan.

*Would the proposed driveway and car parking area be detrimental to character and appearance of the area?*

12. UDP Policies BE13 & BE19 explain that development will not be permitted if the layout fails to harmonise other features of the area which the Council considers it desirable to retain or enhance. Further, the Council will seek to ensure that new development within residential areas complements or improves the area's amenity and character. The thrust of these policies broadly reflects London Plan Policy 4B8.
13. The character and appearance of the area is that of traditional two-storey dwellings facing onto Sunningdale Avenue and large rear verdant gardens. The Council clearly wishes to see that the garden land at the rear of these dwellings, including the appeal site, is retained or enhanced. The proposal would introduce a significant amount of hard-standing to accommodate the driveway, car parking area and manoeuvring space within the rear garden of the site. Such development would fail to harmonise in terms of use and appearance with the surrounding gardens. I am aware of the four flats in Woodlands Avenue which have garaging to the rear but that site is very close to the designated Town Centre and has significantly less visual impact than what is proposed at the appeal site. I am also aware that there is a narrow concrete driveway adjacent at No. 6 which extends into the rear garden of that property. However, it is relatively inconspicuous being overpowered by the existing care home which abuts it on one side and the side elevation of No. 6 on the other. Further, the trees and other vegetation to the rear of that site limit the visual impact of the driveway itself.
14. I accept that the parking area will not be particularly noticeable from Sunningdale Avenue. One or two spaces may be glimpsed in the gap between the boundary with No. 6 and the proposed building. However, the driveway and parking area will be highly visible when viewed from the adjoining gardens and its use will be noticeable for the occupiers of adjoining and nearby properties in Woodlands Avenue. I am of the view that such a large area of car parking will be out of character with the pattern of development in the area when seen by nearby occupiers and visitors to their homes and gardens.
15. I am aware that the extensive and unattractive area of hard-standing currently in front of the existing care home will be removed and attractive hard and soft landscaping would replace it. However, I do not consider that benefit outweighs the harm caused by the removal of garden land at the rear of the site and the detrimental impact that will have. Accordingly, this element of the proposal would be contrary to the relevant parts of the UDP and the London Plan.
16. I know from the arboricultural survey that the trees that would be removed do not significantly add to the visual quality of the area. Nonetheless the amount of soft landscaping what would be removed to provide the driveway and car parking area etc. is significant and would, in my opinion, diminish the environmental quality of the area. I do not consider that the landscaping of

the remainder of the site to provide the outdoor amenity area would offset this harm.

17. I am aware that paragraph 4.38 of the HDAS-SPD envisages that there may be car parking provided at the rear of buildings but this does not mean that every proposal to introduce such parking is acceptable. I have explained above why I do not consider that it is unacceptable in this case.

*Would the proposed design of the building be detrimental to the character or appearance of the area?*

18. UDP Policies BE13 & BE19 explain that development will not be permitted if the appearance fails to harmonise with the existing street scene. Further, the Council will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.
19. I note that the Council are, amongst other things, concerned about the rear projecting wing of the proposed building (the wing). In my judgement the wing would not be seen from the Sunningdale Avenue or any other public vantage point. It would be seen from the rear gardens of Nos. 6 and 8a and the upper part of the wing may be glimpsed between the screening running along the common boundaries with Nos. 163 & 165 Woodlands Avenue. There may also be other longer distance views of the wing. However, the wing would be seen wholly within the envelope of the larger part of the building and in my view it would not be judged as unduly bulky, awkward or ill conceived from any of the adjoining gardens or any longer distance views.
20. The domestic houses in the surrounding area comprise large two-storey dwelling-houses with pitched roof styles. I am aware that the height of the roof of the proposed building and its width below and at eaves level would be marginally less than the existing care home. The proposed width of the building at ridge level (facing the street) would exceed that of the existing building and the depth of the building (from Sunningdale Avenue towards the rear garden) at eaves height would be substantially greater than the existing care home. The side roof slope of the existing care home tapers to the ridge.
21. So as to be able to accommodate the size of the proposed building the roof has been designed with a crown roof. I am aware that such a design feature is becoming more common and can be found on domestic dwellings but they are not prevalent in Sunningdale Avenue and I was not referred to any other building in the surrounding area where this design technique had been employed. The crown roof is clearly uncharacteristic of the surrounding residential properties. In my view the resulting building will look significantly bulkier than the existing care home or other nearby dwellings. The design of the roof would make the building as a whole look out of place in the street scene despite the fact that it would occupy a double plot. It would be seen as dominant and detrimental to the appearance of the street scene and the area in general. Accordingly, the proposal fails to accord with the relevant parts of the UDP.
22. I am aware that by using a crown roof the appellants are able to hide from public view solar panels and sun-tubes. However, I do not consider that benefit outweighs the harm to the character and appearance of Sunningdale Avenue.

Would the proposed amenity space be sufficiently usable?

23. UDP Policy BE23 explains that new residential buildings should provide external amenity space which is usable in terms of its siting. Paragraph 4.9 of HDAS-SPD explains that all amenity space should receive adequate daylight and sunlight. I have also had regard to the HDAS-SPD advice at paragraphs 4.17 to 4.22.
24. The Council accept that the proposal would meet the Council's minimum standards in terms of the amount of amenity space but are concerned that the space will be in shadow for long periods of the day and thus would not be sufficiently usable.
25. I have been referred to Inspector Hitchings Decision Letter relating to 200 & 202 Church Road, Northolt. He was satisfied in respect of the proposal before him that at those times of the year when the sun was low in the sky the amenity space would be heavily shaded for most of the time but this was not unusual for amenity areas of residential development. Further, he explained, *"In the remainder of the year, when residents would expect to be able to enjoy the outdoors, most of this amenity area would receive adequate sunshine, particularly in the important late afternoon and early evening period, when the sunshine from the southwest and west would be available behind the frontage buildings. To my mind, this amenity area would ..... receive adequate sunshine."*
26. The proposed amenity space would be immediately to the rear and north-west of the building. Like all the properties along this side of Sunningdale Avenue parts of the rear gardens are going to be in shade by virtue of the shadow cast by the dwelling-house in front of it. However, the difference in this case is that the other gardens are longer than that proposed here and those parts of the garden will allow the occupiers of those dwellings to use the sunnier area within their gardens (if they so wish). The development has been laid out in such a way that the sunniest part of the site would not be available as amenity space because it would be occupied by car parking, manoeuvring space, the cycle store and the land around that store. Accordingly, I do not consider that the shared amenity space has been orientated to make full use of the available sunshine.
27. Further, unlike in Inspector Hitchings case it has not been demonstrated that the proposed amenity space would receive adequate sunshine at those times of the year and the hours of the day when residents would want to be outside using the amenity area.
28. I therefore conclude that the proposal would not provide a sufficiently usable amount of amenity space. Accordingly, the proposal would be contrary to the relevant parts of the UDP and the HDAS-SPD.

Would the proposal have an unacceptable impact on trees?

29. The Council were concerned that there had been a lack of consistent information relating to trees when the application was submitted and therefore they remained concerned about the impact of the proposal on the trees on, or close to, the site.

30. The appellants submitted a revised plan which sought to overcome the Council's concerns regarding this matter. The revised plan was considered by the Council's Landscape Officer and the Council agreed to the late submission of this plan. The Council have not raised any concerns about the loss of trees since receiving the revised plan.
31. The appellants explained by reference to Simon Hawkins' arboricultural survey dated 13 April 2010 and the amended plan that the proposal would involve the loss of several poor quality trees but overall there would be an opportunity to provide new appropriate planting which will augment the local visual amenity. There is no evidence from the Council that this assessment is incorrect.
32. I therefore conclude that the proposal would not have an unacceptable impact on trees. Accordingly, the proposal would accord with UDP Policy BE38.

Highway safety issues

33. UDP Policies AM7 and AM9 explain that the Council will not grant planning permission for development where the traffic generation is likely to prejudice the free flow of traffic or highway/pedestrian safety. Further, the Council will require development proposals to include bicycle parking.
34. Nine car parking spaces would be provided to serve the development. The Council have no objection to this level of car parking.
35. The only evidence that I have regarding the level of traffic likely to have been generated by the previous use and the use proposed was supplied by the appellants with their Statement of Case i.e. the Rowland Bilsland Traffic Planning report dated 18 August 2010 (the Rowland Report).
36. The Council are concerned that the existing vehicle crossover which serves the site and the adjoining dwelling (No. 6) would be extended to 9.9m in width of which 5.2m would serve the proposed development. They consider that this would be an undesirably wide vehicle crossover which would result in conflict between vehicles and pedestrians. The appellants have pointed out that as a result of the proposal part of a second vehicle crossover (10m wide) which also serves the site (and is shared with No 8a) would be reduced in width.
37. I am informed that the footway near the site is intensively used by schoolchildren and their carers at the beginning and end of the school day. I am aware, in general terms, of what traffic conditions are like during those periods. However, during the morning peak period (08:00 to 09:00) which would include school arrival times the Rowland Report explains that there would only be one vehicle using the vehicle crossover (to exit from the site). That vehicle would be travelling slowly in forward gear as the driver would have to stop at the junction of the driveway and Sunningdale Avenue.
38. I have no specific information as to whether there would be any vehicular movements through the vehicle crossover during the period when children are either being collected from the nearby school or are going home by themselves but the number would be no greater than during the morning peak level.
39. The daily total number of vehicles crossing over the vehicle crossover would only be eight and this is less than if the care home use was in operation when the total would be thirteen movements per day. I know that the vehicular

- movements associated with the care home use would be spread between two vehicle crossovers but do not consider that it affects my judgement about this matter.
40. I therefore do not consider that any unacceptable danger to pedestrians using Sunningdale Avenue would arise from increasing the width of the vehicle crossover.
  41. The Council are also concerned that two cars would not be able to pass each other along part of the driveway between the common boundary of No. 6 and the flank wall of the proposed building. As a result the Council are concerned that vehicles would have to wait on Sunningdale Avenue or reverse out of the site onto Sunningdale Avenue.
  42. However, the chances of that happening seem remote given that the evidence in the Rowland Report indicates a total of eight movements per day. Even if it did occur there would be good inter-visibility for the drivers along the driveway and there would be room for two cars to pass in that part of the driveway in front of the building or where the driveway widens out adjacent to the amenity space. Accordingly, I do not share the Council's concern that the layout of the driveway would result in a reduction in highway safety.
  43. The Council are concerned about the layout of car parking spaces numbered 8 & 9 on the layout plan. The appellants are of the view that the layout is not uncommon and that there is sufficient free space to the rear to be able to turn. The Council are of the view that turning would not be straightforward and that it would take several back and forth movements within the free space to turn around. Whilst I agree with the Council that the layout is not perfect I do not consider that it is so substandard that the spaces would not be used especially as on-street parking is controlled by way of yellow lines and residents' permits.
  44. Part of the driveway is only 3m wide. The Council have pointed out that there is no footway available for people walking between the car parking area/amenity space and the entrance to the building. However, the driveway is clearly wide enough for a car to safely pass pedestrians and having regard to the predicted low number of vehicle movements each day and the low speed at which vehicles will be travelling I do not consider that the proposal would result in any significant danger to pedestrians using the driveway.
  45. The Council are concerned about visibility for drivers emerging from the site being able to see pedestrians approaching the vehicle crossover because of a 1.2m high fence along the common boundary with No. 6. However, drivers would be on the opposite side of the driveway to the fence by the time they reach the junction with the footway and I am in no doubt that the access could be laid out to ensure that drivers are in a position whereby they can see nearby pedestrians using the footway.
  46. I am also satisfied that adequate arrangements to amend the on-street parking controls and parking bay could be arrived at prior to the development being commenced.
  47. I therefore conclude, for the reasons explained above, that the proposal would not be prejudicial to highway safety. Accordingly, there is no conflict with relevant parts of the UDP.

*Has reasonable provision been made for the payment of monies in connection with education provision within the Borough?*

48. The Council are of the view that the proposed development could accommodate families and that children would bring about a need for additional provision to be made within the education system. I understand that there is a shortfall of existing places and the proposal would exacerbate that problem.
49. UDP Policy R17 explains that the Council will, where appropriate, seek to supplement the provision of education facilities through planning obligations in conjunction with other development proposals.
50. The Planning Obligations SPD explains that the Council will, where appropriate, seek to secure contributions from all new residential development apart from non-family units. The threshold at which the Council may seek contributions for extra school facilities will be any qualifying residential development resulting in a total net increase of 6 or more rooms for units which contain three or more rooms. In addition, the Council may, at its discretion, consider rooms in excess of 20 square metres as potentially two separate rooms for the purpose of this assessment.
51. The Council have not produced any evidence to me explain why they require a sum of £18,061 to be paid by the developer to the Council in respect of this matter. I understand that the appellants and the Council have been in dialogue and that the appellants have no objection to making a financial contribution. The dispute between the Council and the appellants relates as to whether the dwellings have three or four rooms. Accordingly, the appellants have entered into two Planning Obligations, one on the basis that the flats should be assessed as three rooms and one on the basis that flats should be assessed as four rooms.
52. As explained earlier the flats would have three rooms but the kitchen/lounge in all the flats exceeds 20 square metres. The Planning Obligations SPD explains that the Council have discretion to consider rooms in excess of 20 square metres as potentially two separate rooms for the purpose of the assessment. The Council have not explained why, in this case, they have exercised their discretion to count the kitchen/lounge as two rooms.
53. In the absence of any explanation from the Council about this matter I consider that if I were to grant planning permission I would require the Planning Obligation based on the three room assessment to be the relevant Planning Obligation.
54. I therefore conclude that reasonable provision has been made for the payment of monies in connection with education provision within the Borough. Accordingly, the proposal is not contrary to the relevant part of the UDP or the Planning Obligations SPD.

**Conclusions**

55. I have explained above that I am satisfied that the proposal will not be inappropriate in terms of its density, its impact on trees, highway safety or the proposed financial contribution to education in the Borough. However the determining issues are the harm caused to the character and appearance of the

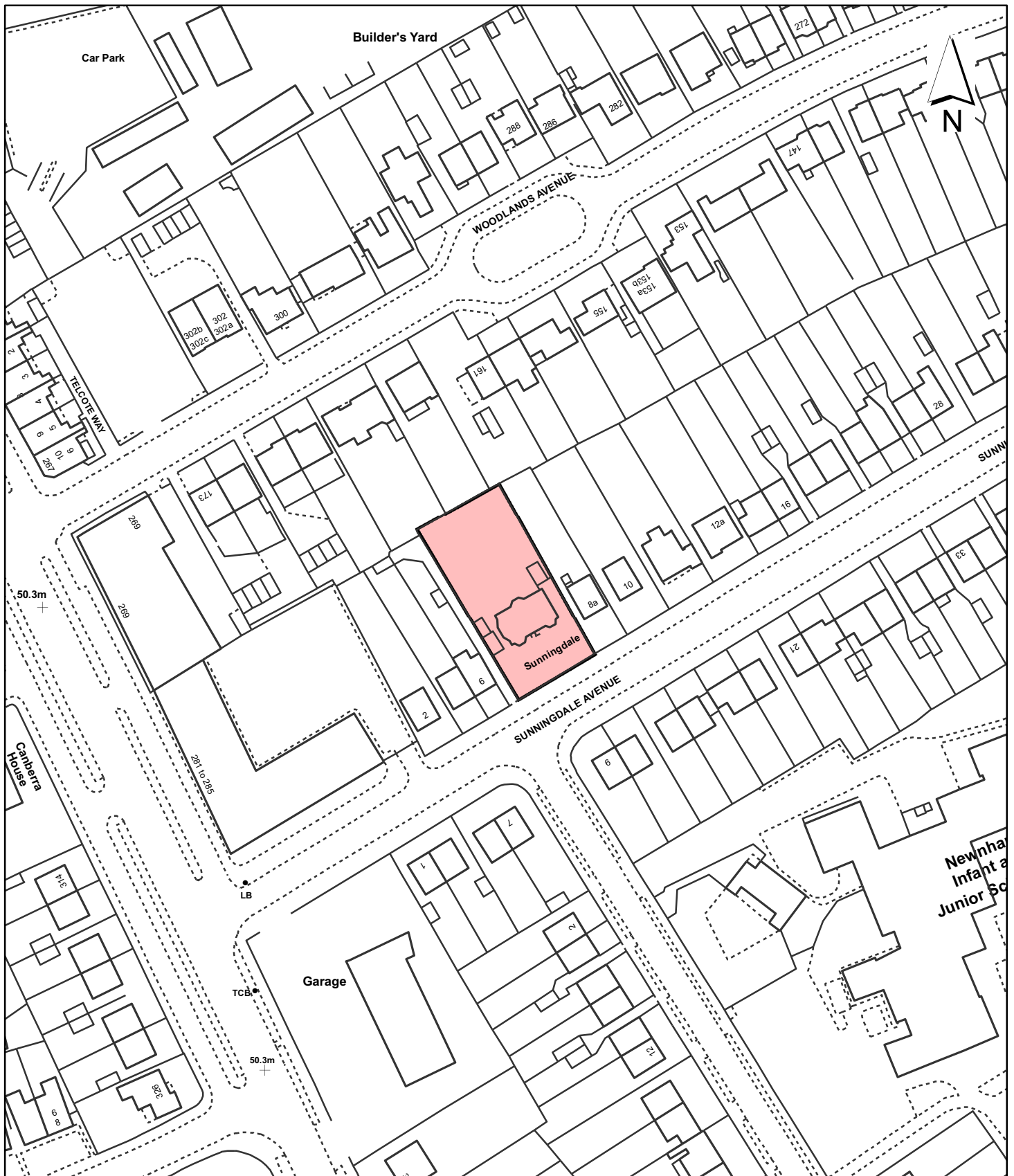


area by reason the driveway, car parking area and manoeuvring space, the design of the crown roof and also the position of the proposed amenity space on the site. For the reasons given above I conclude that the appeal should be dismissed.


Other Matters

56. I carried out an inspection at No 8a as part of my site visit. I understand that the Council prepared shadow diagrams to illustrate what additional over-shadowing of the garden at 8a would occur. However, the Council came to the view that the additional over-shadowing would occur after 16:00 hours. They did not consider this would be so significant that it would unacceptably harm the living conditions of the occupiers of No. 8a. There is no evidence before me that the Council's assessment was incorrect.
57. The occupiers of 8a are also concerned about loss of light to a side window which lights a stairwell. I know that the position of the new building would be significantly closer to the side window than the existing building. However, there is no evidence that there would be such a reduction in the level of the light to this window that the living conditions for the occupiers of No. 8a would be unacceptably interfered with.
58. I do not consider that the building would have an unacceptable impact on the ground floor side floor windows at 8a. These are already sited close to the boundary fence and again there is no evidence that the proposed building will unacceptably reduce the levels of light reaching those windows.
59. I also inspected the site from the gardens at Nos. 163 & 165 Woodlands Avenue. The rear of these properties are about 50m from the rear of the proposed building. In addition there is a tall row of conifers growing along their common boundary with the site. Consequently, I am of the view that the proposal will have a negligible impact on the living conditions of the occupiers of those properties in terms of overlooking.
60. Given the likely level of use of the car parking area (as explained above) I do not consider that the noise, activity, headlights or fumes emanating from this area would cause any unacceptable harm to the living conditions of adjoining occupiers. Neither do I consider that there would be any unacceptable level of overlooking of nearby gardens or properties from the windows at first or second floor level (the vast majority of which are bedrooms).
61. Access to the rear of the premises would be controlled by a security gate. Further, the area to the rear of the building would be subject to natural surveillance by the occupiers of the flats. Accordingly, I do not consider that the security of adjoining properties would be compromised by this proposal.
62. The development could be properly drained in terms of surface and foul water and planning conditions could be imposed to secure that.
63. Whilst I have found that none of the other matters weigh against the proposal this does not change my conclusions on the main issues in this case.

**Inspector:** *Tim Belcher*



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>8 Sunningdale Avenue Ruislip</b>	
Planning Application Ref:	Scale
<b>19038/APP/2010/2638</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 36	<b>December 2010</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW  
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**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** LAND AT JUNCTION OF FIELD END ROAD EASTCOTE ROAD RUISLIP

**Development:** Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole, complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary.

**LBH Ref Nos:** 59310/APP/2010/2005

**Drawing Nos:** 100 Rev. A  
200 Rev. C  
300 Rev. A  
301 Rev. C  
400 Rev. C  
Design and Access Statement  
500 Rev. B  
General background Information on Radio Network Development for Planning Applications  
Site Specific Supplementary Information  
Cornerstone: Supporting Technical Information for o2 and Vodafone

**Date Plans Received:** 26/08/2010                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 26/08/2010

### 1. SUMMARY

The proposed replacement 17.5m mast and cabinet installation is considered to be visually acceptable in this location which utilises an existing telecoms site. In addition officers have been unable to suggest any more appropriate alternative sites. It is considered that the proposal is consistent with advice in Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8 and, as such, approval is recommended.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 T8 Time Limit - full planning application 3 years

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

#### REASON

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

#### 2 OM1 Development in accordance with Approved Plans

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

#### REASON

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

### **3 TL2 Trees to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

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

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

#### **REASON**

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

### **4 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

#### **REASON**

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

### **5 NONSC Non Standard Condition**

The street work pole and ancillary radio equipment cabinets shall be removed from the site if this use ceases and/or they become redundant as a consequence of technological

development.

#### REASON

The apparatus does not contribute to the visual amenities of the area and should be removed if no longer required in accordance with Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **6 NONSC Non Standard Condition**

Before the commencement of any development, details of the exterior finishes of the column and equipment cabins hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

#### REASON

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

### INFORMATIVES

#### **1 I52 Compulsory Informative (1)**

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

#### **2 I53 Compulsory Informative (2)**

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

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
BE37	Telecommunications developments - siting and design
BE4	New development within or on the fringes of conservation areas

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The site comprises an existing 17.5m high monopole mobile phone mast and two ancillary equipment cabinets, located at the rear of the footway along Eastcote Road, on the western side of the roundabout junction with Field End Road in Eastcote. The existing cabinets measure 1.36m x 0.35m x 1.48m high and 1.4m x 0.79m x 1.3m high respectively. An electricity sub-station building and wooded amenity area are located to

the west of the site, beyond which is a lawn tennis club. Eastcote House Gardens are located to the north east, on the opposite side of Eastcote Road, residential properties are located along Field End Road to the south east and Eastcote Road to the south west.

The site falls within the Eastcote Village Conservation Area as designated in the Hillingdon Unitary Development Plan Saved Policies September 2007. The land immediately to the west of the site forms part of a designated Green Chain, and Tree Protection Orders apply to the adjacent trees. No.2 Field End Road, opposite, is a Grade II Listed Building.

### **3.2 Proposed Scheme**

It is proposed to replace the existing 17.5m high monopole mobile phone mast, which currently serves O2, with a new 17.5m high monopole mobile phone mast (including antennas) incorporating three antennas, to serve both O2 and Vodafone.

An additional 1.58m x 0.38m x 1.4m high equipment cabinet, to be located adjacent to the existing cabinets, is proposed. The mast would be coloured grey and the equipment cabinet would be coloured green.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

O2 originally submitted an application for the installation of a 15m high streetworks column and two ancillary equipment cabinets at this site in 2004 (ref: 59310/APP/2004/585). Following the Council's refusal of the application, and strong local opposition, the installation was allowed at appeal on 03/02/05 (PINS ref: APP/R5510/A/04/1153756).

In 2005, O2 submitted two parallel applications for the replacement of the existing 15m high mast with a 17.5m high mast and additional equipment cabinet. One of these (ref: 59310/APP/2005/2123) proposed a direct replacement installation at the existing site and the second (ref: 60985/APP/2005/2149) proposed a 20m high replacement installation in the wooded area adjacent to the sub-station building, as an alternative. Despite some local support for the second location, over the existing location on the footway, both applications were refused by the Council's Central and South Planning Committee on 22/09/05. O2 subsequently submitted an appeal relating to the original site and this was allowed on 06/04/06 (ref: APP/R5510/A/05/1196440). At that time, the Inspector concluded that the proposed changes, including the increased height, would not be so noticeable as to materially harm the character and appearance of the area.

### **4. Planning Policies and Standards**

The application has been assessed principally against Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8: Telecommunications. Both seek to find solutions which minimise the impact of telecommunications development on the appearance of the surrounding area. Policy BE4 which seeks to preserve or enhance the appearance and character of conservation areas is also relevant.

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- BE37 Telecommunications developments - siting and design
- BE4 New development within or on the fringes of conservation areas

**5. Advertisement and Site Notice**

**5.1 Advertisement Expiry Date:- 24th September 2010**

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

6th October 2010

## 6. Consultations

### External Consultees

Consultation letters were sent to 97 local owners/occupiers, including the Ruislip Residents Association. One letter of objection has been received from the Eastcote Residents Association stating:

In commenting on this application it is fully appreciated that this communications pole and equipment cabinets replaces existing equipment, although it is unclear from the application if there will be additional cabinets. The existing pole was installed against strong local opposition, with the main thrust of the objections being the siting of the pole and proliferation of cabinets. The pole and cabinets, which are installed at a T junction, are in full view of all approaching pedestrian and vehicular traffic in Field End Road. This pleasant green area is already blighted by an ugly electrical substation but this is generally screened by trees and bushes but the pole and cabinets are in full view and are most unsightly.

It was understood, at the time of installation, that no other site in the vicinity was available due to the Hillingdon Council moratorium on siting such equipment on Council land. That moratorium has now been lifted, therefore, with the need to amend this installation, this is an ideal opportunity to rectify a past 'error' and re-site this pole and cabinet further back in the site, generally out of public view. Such a move will greatly enhance this area particularly in view of the fact that considerable local time and effort have been expended recently to visually improve this junction of Field End Road with Eastcote High Road. These improvements have included:

- \* Replacing the gateposts of the main entrance to Eastcote House Gardens including 'acorn' tops. We understand Cllr. Ray Puddifoot may also be proposing further significant improvement to this gateway for the Queen's Diamond Jubilee in 2012.
- \* New flower beds in the entrance to Eastcote House Gardens
- \* Possible improvements to the railings of the park in this area
- \* Bulb and wild flower planting last autumn, led by Nick Hurd MP, on the green area, to the east, between the ugly post/cabinets and Joel Street.
- \* Bulk crocus/bulb planting, to the west, on Forge Green, adjacent to the other side of the ugly post/cabinets, planned for 31st October this year.

Residents and Hillingdon Council are working hard to improve the appearance of this junction and the Planning Department can now add their contribution by refusing this application in its current form requesting that it be re-sited further back in the site, possibly behind the electrical sub-station. The unsightly communications cabinets and pole on or adjacent to the footpath which are in full view and mar this junction can then be removed.

WARD COUNCILLOR: With reference to the above application, I ask that it be put to the North Planning Committee for consideration. Please add the following comments to the officer report.

'I have no objection in principle to this application as it offers the possibility of moving the existing antenna and accompanying control box away from its current position, on a narrow footpath in the conservation area, to a new and less intrusive location. The existing antenna was installed by way of a planning appeal at a time when a moratorium prevented such development on council land. This moratorium has now been lifted, which will allow the planned replacement antenna and its accompanying control box, to be sited away from its current inappropriate position, and on to council land at the side or rear of the existing electricity sub station. A planning condition for the addition of suitable landscaping around the base of the antenna and control box, would effectively



shield the development from public view'.

MINISTRY OF DEFENCE - RAF NORTHOLT: No objection. The proposed development has been examined from a MoD safeguarding perspective and does not conflict with safeguarding criteria.

### **Internal Consultees**

**TREE & LANDSCAPING:** The belt of trees on the land behind the site form part of a linear woodland feature in the landscape of this part of the Eastcote Village Conservation Area, and provide a backdrop to the existing pole and cabinets. The trees, which are protected by virtue of their location in the Conservation Area, were not affected when the existing pole and cabinets were installed and will not, subject to adequate protection based on the guidelines in BS5837:2005, be affected by the proposed works.

It is noted with reference to Saved Policy BE38, that (1) the Inspector, who allowed the appeal against the Council's refusal of the 2005 applications, did not require landscaping, (2) there is no landscaping associated with the existing cabinets and pole, and (3) the application does not include any landscaping proposals.

However, it may be possible to provide some hedge/screen planting to screen the cabinets in views from the south. Given the location of the cabinets, there is no scope for landscaping to form a screen in front of them, but depending on the site boundaries, there may be space to provide a hedge/screen to the south of the proposed cabinet and a 'green' barrier behind the cabinets. Such planting would reduce, but not avoid the visual impact of the cabinets.

If there is space for landscaping on the site as part of the proposed development, it would be preferable for details to be provided at this stage of the planning process. Otherwise, this matter could be addressed by conditions (see below).

**Conclusion:** Subject to conditions TL2 (modified to refer to the protection of the nearest, off-site, trees), TL3, and if possible TL5 (if landscaping proposals are feasible but do not form part of this application), TL6 and TL7, the application is acceptable in terms of Saved Policy BE38 of the UDP.

**HIGHWAYS:** The site is located on High Road Eastcote north of Field End Road which is a classified road and is designated as a local distributor within the Council's UDP.

The proposal for replacement of the existing 17.5m high street mast with a similar height pole off the highway will have no effect on highway land. The proposal also includes a Vodafone spitfire cabinet adjacent to the public footpath. Encroachment of the cabinet into existing public footpath should be avoided. Consequently no objection is raised on the highways aspect of the proposals.

**CONSERVATION:** The site falls within the Eastcote Village Conservation Area. There is an existing telecom pole and related equipment on the site, of similar height. Previous applications have been refused by the Council but allowed at appeal.

It is suggested that the telecom pole along with its equipments should be setback from the public footpath, further into the grass verge. This should be subject to comments received by the Trees Officer and Corporate property (as the land is Council Owned). It is also suggested that the pole and the equipment should be coloured in a dark shade of green, so as to mitigate the visual intrusiveness of the structures.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site is located in a prominent location, visible from surrounding roads to the north, south east and south west, and adjacent to a busy junction within the Eastcote Village

Conservation Area. Previous applications for telecommunications development at this site have been highly contentious with numerous letters and petitions having been received.

Nevertheless, current planning policy requires operators to investigate the use of existing facilities or locating antennae on existing buildings or structures before pursuing new sites. Accordingly, the use of this existing mast is considered to comply with current policy requirements.

The principle of telecommunications equipment on the site has already been established by the previous appeal decisions relating to this site.

**7.02 Density of the proposed development**

Not applicable to this application.

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

Addressed in paragraph 7.07.

**7.04 Airport safeguarding**

The Ministry of Defence (MOD) have been consulted and raise no objection from a technical safeguarding aspect.

**7.05 Impact on the green belt**

Not applicable to this application.

**7.06 Environmental Impact**

Not applicable to this application.

**7.07 Impact on the character & appearance of the area**

The proposal is for the replacement of an existing 17.5m high mast with a new mast of the same height, and the installation of a new cabinet.

In approving the existing mast the inspector stated in Paragraphs 5 and 6 of his decision letter:

"The existing mast and ground equipment is located at the rear of the pavement next to the roundabout junction of Field End Road and Eastcote Road. To the rear of the equipment a large building referred to as an electric sub station and a wide grassed area which extends to the south west and forms part of a larger area of land designated as a Green Chain. The green area contains a substantial number of tall dense mainly deciduous trees some 12 to 15m high that form the back drop against which the existing mast is viewed. Such is the density of these trees that most views of the mast from the south west and north east are, even during this time of year when there are no leaves on the trees, completely obscured. The main views of the mast are from the opposite side of the road in the general vicinity of the commercial premises and along Field End Road. However, when viewed from Field End Road the existing mast is seen against the back drop of the dense trees.

The taller mast would have a thicker profile and would be taller than the tree cover. However, the vast bulk of the mast would be screened by the existing trees in most views. From those vantage points where it can be seen, I do not consider the changes would be noticeable that they would materially harm the character and appearance of the area. Similarly, the increase in height would not be so significant as to result in material harm to the area. Upgrading the mast required the addition of a further equipment cabinet which would be located adjacent to the existing cabinets. In this position, given the back drop of the trees and the building to the north east, it would not appear obtrusive or obstruct the footpath."

It is considered that there has been no material change from the time of the inspector's findings regarding the existing mast. The replacement mast is the same height as the existing, with a smaller head frame. The proposed cabinet is located at a right angle to the pavement adjacent to the existing ground equipment such that it would also be seen against the back drop of the existing trees. Given this together with the fact that the proposal utilises an existing site it is not considered that the proposal would result in a significant increased harm to the character and appearance of the Eastcote Village Conservation Area, such that a refusal could be justified on these grounds. The proposal is thus considered to accord with policies BE4, BE13 and BE19 of the UDP saved Policies September 2007.

#### **7.08 Impact on neighbours**

The nearest residential property to the proposed development is approximately 20m away in Field End Road, although this does not look directly onto the site. Whilst visible from some residential properties, the applicant has submitted photomontages from a number of surrounding viewpoints to demonstrate that the visual difference between the existing mast and the proposed installation is minor. On balance, given the constraints associated with this largely residential area, and given that the mast would not be directly overlooked by the majority of properties which surround it, it is not considered that the proposed installation would impact on residential amenity sufficient to justify refusal.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

There would be no increase in traffic to/from the site as a result of the application and there are no parking requirements associated with the proposal. Telecommunications installations are visited infrequently for maintenance purposes only. As such, it is not considered that the proposed installation would have a significant detrimental impact on the free flow of traffic or highway safety.

#### **7.11 Urban design, access and security**

The proposed installation would be a replacement to an existing installation, which is utilitarian in its design. Whilst the proposal would result in an additional cabinet at ground level, it is considered that on balance, site sharing is a more appropriate option rather than the unacceptable cumulative impact of having two installations within the area. In addition, it is considered that the proposed reduction to the size of the shroud would be an improvement to the design of the mast.

Overall, it is not considered that the proposal would not have a significant detrimental impact on the character and appearance of the area, sufficient to justify refusal, particularly given the clear need for the installation.

#### **7.12 Disabled access**

Not applicable to this application.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

The belt of trees on the land behind the site form part of a linear woodland feature in the landscape of this part of the Eastcote Village Conservation Area, and provide a backdrop to the existing pole and cabinets. The trees, which are protected by virtue of their location in the Conservation Area, were not affected when the existing pole and cabinets were installed and will not, subject to adequate protection based on the guidelines in BS 5837:2005, be affected by the proposed works.

It is noted with reference to Saved Policy BE38, that (1) the Inspector, who allowed the appeal against the Council's refusal of the 2005 applications, did not require landscaping, (2) there is no landscaping associated with the existing cabinets and pole, and (3) the application does not include any landscaping proposals.

Whilst it may be possible to provide some hedge/screen planting to screen the cabinets in views from the south. Given the location of the cabinets, there is no scope for landscaping to form a screen in front of them, which is the most obtrusive view of them. Given that the Inspector, in his previous decision did not consider it necessary to require additional planting and the existence of substantial existing planting it is not considered that further landscaping on the site would assist result in any greater impact than the existing and as such conditions requiring the protection of existing planting are recommended.

**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**

It is considered that concerns raised by the objections received have been addressed throughout 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**

HEALTH:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

**8. Observations of the Borough Solicitor**

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

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

(protection of property) and Article 14 (prohibition of discrimination).

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

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

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

#### **9. Observations of the Director of Finance**

Not applicable to this type of application.

#### **10. CONCLUSION**

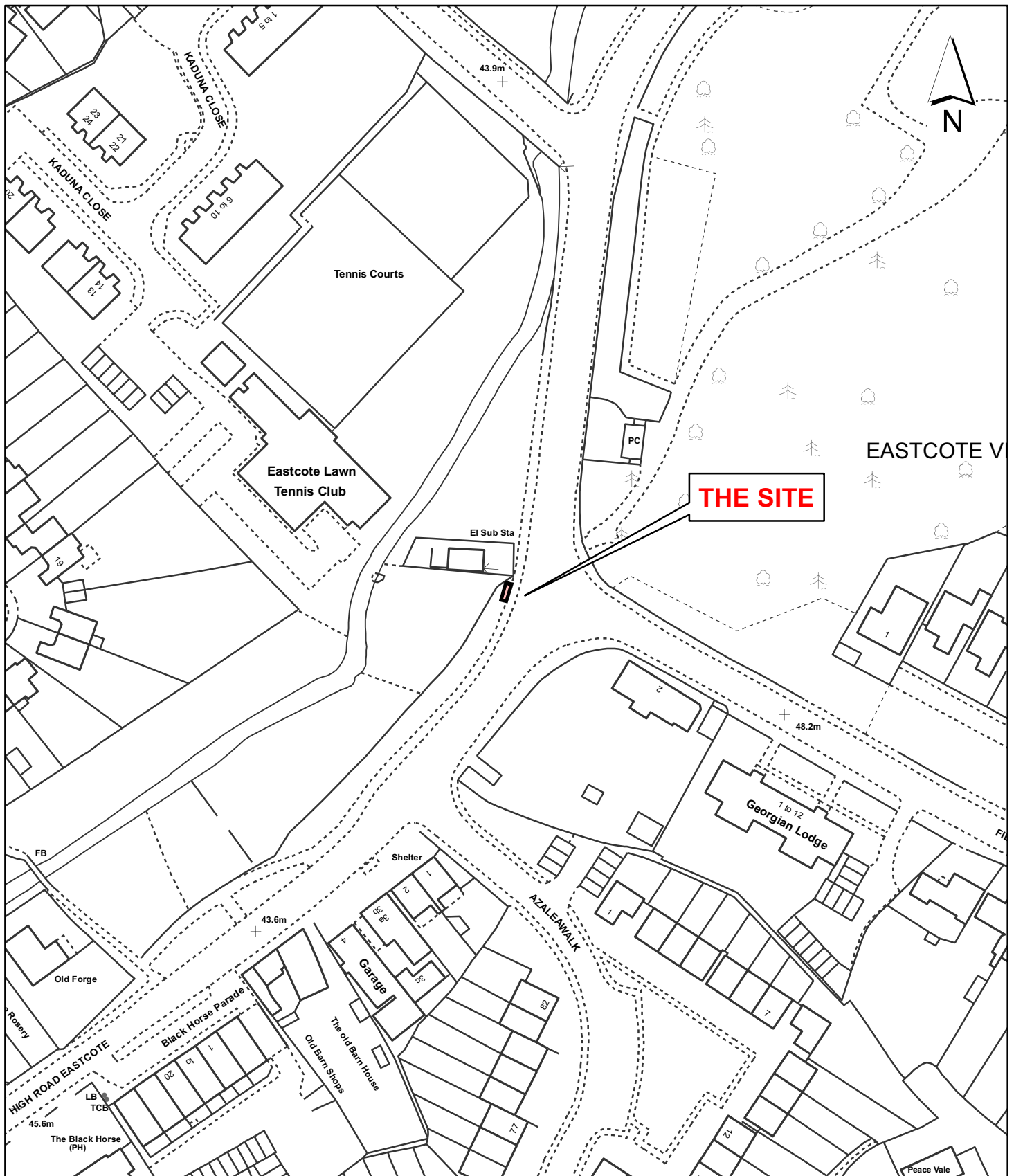
In conclusion, the proposed replacement installation is considered to be visually acceptable in this location, and officers have been unable to suggest any more appropriate alternative sites. It is considered that the proposal is consistent with advice in Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8 and, as such, approval is recommended.

#### **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007  
PPG8: Telecommunications

**Contact Officer:** Tabitha Knowles

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land at junction of  
Field End Road / Eastcote Road  
Ruislip**

Planning Application Ref:

**59310/APP/2010/2005**

Planning Committee

**North** Page 48

Scale

**1:1,250**

Date

**December  
2010**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** LAND AT JUNCTION OF A40 AND SWAKELEYS ROAD ICKENHAM

**Development:** Replacement of existing 12.5 metre high monopole with a 15 metre high monopole mobile phone mast, one replacement and one additional radio equipment cabinet with ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

**LBH Ref Nos:** 56342/APP/2010/2732

**Drawing Nos:** Site Specific Supplementary Information  
Cornerstone: Supporting Technical Information prepared 19th November 2010  
100 Rev. A  
200 Rev. A  
300  
301 Rev. A  
500 Rev. B  
400 Rev. A

**Date Plans Received:** 25/11/2010                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 25/11/2010

### 1. SUMMARY

The scheme involves the replacement of a dual user 12.5m mast with a dual user 15m mast, involving the slight relocation of the mast, the installation of two associated cabinets and the removal of one existing cabinet. The application seeks to determine in the context of the consultation procedure laid out in Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (As Amended) whether prior approval is required for the relocation and the increase in height of the existing 12.5m high monopole mobile phone mast to 15m.

The installation will replace the existing installation. The applicant has searched the desired coverage area and concluded that there are no other more suitable locations available. In support of the application O2 Ltd have supplied technical details of their search/coverage area plans and justification for their site selection.

The proposed installation would be located on the footpath, some 5m from the existing installation, which will be removed. It is not considered that there are any alternative more appropriate sites which would have less visual harm on the character and appearance of the surrounding area. The proposed installation is considered to be visually acceptable in this location, and officers have been unable to suggest any more appropriate alternative sites. As such, and in light of the information the applicant has provided in support of the application it is considered that prior approval of siting and design is not required.

### 2. RECOMMENDATION

**Prior approval of siting and design is not required.**

### INFORMATIVES

**1**            152            **Compulsory Informative (1)**

The decision not to require prior approval of the details of siting and design has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

**2**            153            **Compulsory Informative (2)**

The decision not to require prior approval of the details of siting and design has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The site comprises an existing 12.5m high monopole mobile phone mast and equipment cabinet on the footway adjacent to a grass verge on the north side of Swakeleys roundabout. The A40 runs underneath the roundabout and the mast is located between the A40 exit slip road and Swakeleys Road. The site falls within the Green Belt as designated in the Hillingdon Unitary Development Plan Saved Policies September 2007.

**3.2 Proposed Scheme**

The application seeks to determine whether prior approval is required for the replacement and re-location of the of the existing 12.5m high monopole mobile phone mast with a 15m mast. The existing column would be replaced with a new column re-located 5.2 metres to the north west, closer to the exit of the roundabout with Swakeleys Road. There are two existing equipment cabinets, one 1.36 x 0.35m x 1.48m high, and the other 1.4m x 0.79m x 1.30m high, adjacent to the existing mast. The lower of these two cabinets would be removed. Two new cabinets would be located either side of an existing lamp post and would be 1.9m x 0.8m x 1.65m high and 1.3x x 0.93m x 1.9m.

**3.3 Relevant Planning History**

**Comment on Relevant Planning History**

56342/APP/2005/1720: Increase in height of existing 12.5m high monopole phone mast to 15m (consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior Approval Not required - 04/08/2005

56342/APP/2003/2291: Installation of 12.5m high street works column/telecommunications mast and additional cabinet, involving removal of existing 12.5m high street column (consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). - Approval



26/11/2003

56342/APP/2001/1290: Installation of 12.5m high telecommunications column, incorporating three tri-sector antennas and one omni antenna, ground based equipment cabins together with ancillary development (consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). - Prior Approval Not required 08/08/2001.

#### **4. Planning Policies and Standards**

The application has been assessed against Policy OL1 of the Unitary Development Plan, which seeks to protect the Green Belt from inappropriate development. It has also been assessed against policy BE37 of the Unitary Development Plan and Planning Policy Guidance Note 8: Telecommunications. Both seek to find solutions, which minimise the impact of telecommunications development on the appearance of the surrounding area.

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

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

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

#### **5. Advertisement and Site Notice**

**5.1 Advertisement Expiry Date:- 20th December 2010**

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

#### **6. Consultations**

##### **External Consultees**

43 adjoining occupiers and the Ickenham Residents Association consulted. A Site notice was also displayed. No responses have been received.

TRANSPORT FOR LONDON: Subject to the following conditions being met TfL would not object to the proposal:

1. The proposed equipment should be with a minimum of 450mm clearance from the edge of the carriageway kerb.

2. The footway and carriageway on Swakleys roundabout must not be blocked during the construction and maintenance of the proposal. Temporary obstruction during the construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic Swakleys roundabout.

3. All construction/installation/servicing work to the proposed equipment must be undertaken during

off-peak periods, preferably at night time. This is to minimise highway and traffic impact to the Swakleys roundabout.

4. Plantation/trees adjacent to the site must not be tempered with/alterd without prior consent from the local highway authority.

MINISTRY OF DEFENCE(Safeguarding Section): No safeguarding objections to this proposal.

### **Internal Consultees**

#### **HIGHWAY ENGINEER:**

The existing mast is located on the North West side of Swakeleys roundabout junction with North West approach slip Road, which is Local Distributor Road and is part of Transport for London TfL roads. The proposal is to replace the existing 12.5m high mast with a 15.0m high mast, replacement of one radio equipment cabinet and addition of one extra cabinet, on the north east side of Swakeleys roundabout at the rear of footway. The radio equipment cabinet is proposed to be accommodated at the rear of the footway and will leave sufficient space for pedestrians to safely pass each other without stepping on to the carriageway. Maintenance of the radio component will effectively require parking the maintenance vehicle in a safe section of highway in the near vicinity of the roundabout. However, considering that there are two existing radio equipment cabinets, and the frequency of the maintenance requirement, this is not considered to be detrimental to road safety. The mast is approximately 3.0m away from the nearest 12m street lighting column. It is advisable to consider sharing the new 15m mast with the nearby street lighting column to avoid street cluttering. Consequently no objection is raised on the highways aspect of the proposals. It is however advisable to consult Transport for London and seek their approval prior to replacing the mast.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Planning Policy Guidance Note 8: Telecommunications and Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies September 2007 are supportive of telecommunications development providing the visual impact is minimised. In particular they seek to minimise the visual impact of telecommunications antennas by locating them at less sensitive locations, including existing telecommunications sites before considering alternative, and often more visually obtrusive options. However, notwithstanding this, the installation represents inappropriate development within the Green Belt and it is therefore necessary for the applicant to demonstrate that very special circumstances apply if an exception is to be made to established Green Belt policy.

Given the existence of the existing telecommunications equipment in this location, and the minor visual impact the replacement mast would have on the overall appearance of area, it is not considered that refusal could be justified on visual grounds, despite the installation's Green Belt location.

The applicant has searched the local area and concluded that there are no other more suitable locations available. In support of the application O2 have supplied copies of technical details of their search/coverage area plans and justification for their site selection.

The proposal is consistent with advice in Policy BE37 of the Unitary Development Plan and Planning Policy Guidance Note 8 and visual impacts are considered to be minor.

Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

#### **7.02 Density of the proposed development**

Not applicable.

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

The proposed installation is not located in an a conservation area or an ASLC, where more restrictive criteria are applicable.

#### **7.04 Airport safeguarding**

Ministry of Defence have stated they have no objection on airport safeguarding grounds.

#### **7.05 Impact on the green belt**

Policy OL1 seeks to protect the Green Belt from inappropriate forms of development in order to preserve its openness and visual amenity. Whilst a telecommunications installation would not usually be considered an acceptable form of development within a Green Belt location but the presence of an existing installation here, which is to be removed need to be considered.

Whilst the mast would be visible from surrounding views, it would be seen in the context of the existing equipment, the A40, and the roundabout. The proposal would increase the number of cabinets by one, however this would have a limited impact on the openness of the Green Belt. The replacement mast would be of a similar size and design to the existing and it is not considered that a 2.5m increase in height would have a significant impact on the character or appearance of the area or the openness and visual amenity of the surrounding Green Belt. As such, it is not considered that refusal could be justified on Green Belt grounds.

#### **7.06 Environmental Impact**

The applicant has provided details that the installation is designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionising Radiation Protection (ICNIRIP) scheme.

#### **7.07 Impact on the character & appearance of the area**

The proposed mast is considered to be an improvement, in terms of design, than the existing one. Unusually, the existing mast has a wide lower section, a narrow central section and a wider top section. It is considered that this gives it a somewhat odd appearance. The proposed design has a consistent width for the bottom 10.4 of the mast, which widens for the top 4.6m. Its more conventional design is less eye catching and is considered to be an improvement in visual terms, despite the increase in height.

#### **7.08 Impact on neighbours**

The areas to the north and south of the A40 are characterised by 2 storey residential dwellings. The nearest property is approximately 36m away to the north west, however any views of the mast from nearby residential properties are well screened by the mature trees to the north of the mast. Although the mast is visible to users of Swakeleys roundabout, it is considered that an increase in height would only have a minimal impact in this location.

#### **7.09 Living conditions for future occupiers**

Not applicable.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The Highway Engineer considers the slight relocation of the mast and the siting of the new cabinets will have no adverse impact on pedestrian or highway safety. The equipment would achieve the minimum 450mm clearance from the edge of the carriageway kerb as required by Transport for London.

#### **7.11 Urban design, access and security**

The telecommunications installation is proposed by O2 UK Ltd in order to provide the local

area with future 2G and 3G video coverage by means of three O2 antennas on the mast and three Vodaphone antenna on the mast.

The design approach adopted is to permit two operators to gain coverage to the surrounding area, thereby minimising overall impact to the area. This approach accords with PPG8. The slight relocation of the pole and height is to increase coverage and to take it away from the existing lamp post thereby avoiding health and safety issues surrounding maintenance of the lamp post.

**7.12 Disabled access**

Not applicable to this application.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

The scheme is not in close proximity to any trees and is not considered will have any adverse impact upon any trees or existing landscaping.

**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 responses received.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

HEALTH: In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

**8. Observations of the Borough Solicitor**

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

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

hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

## **9. Observations of the Director of Finance**

## **10. CONCLUSION**

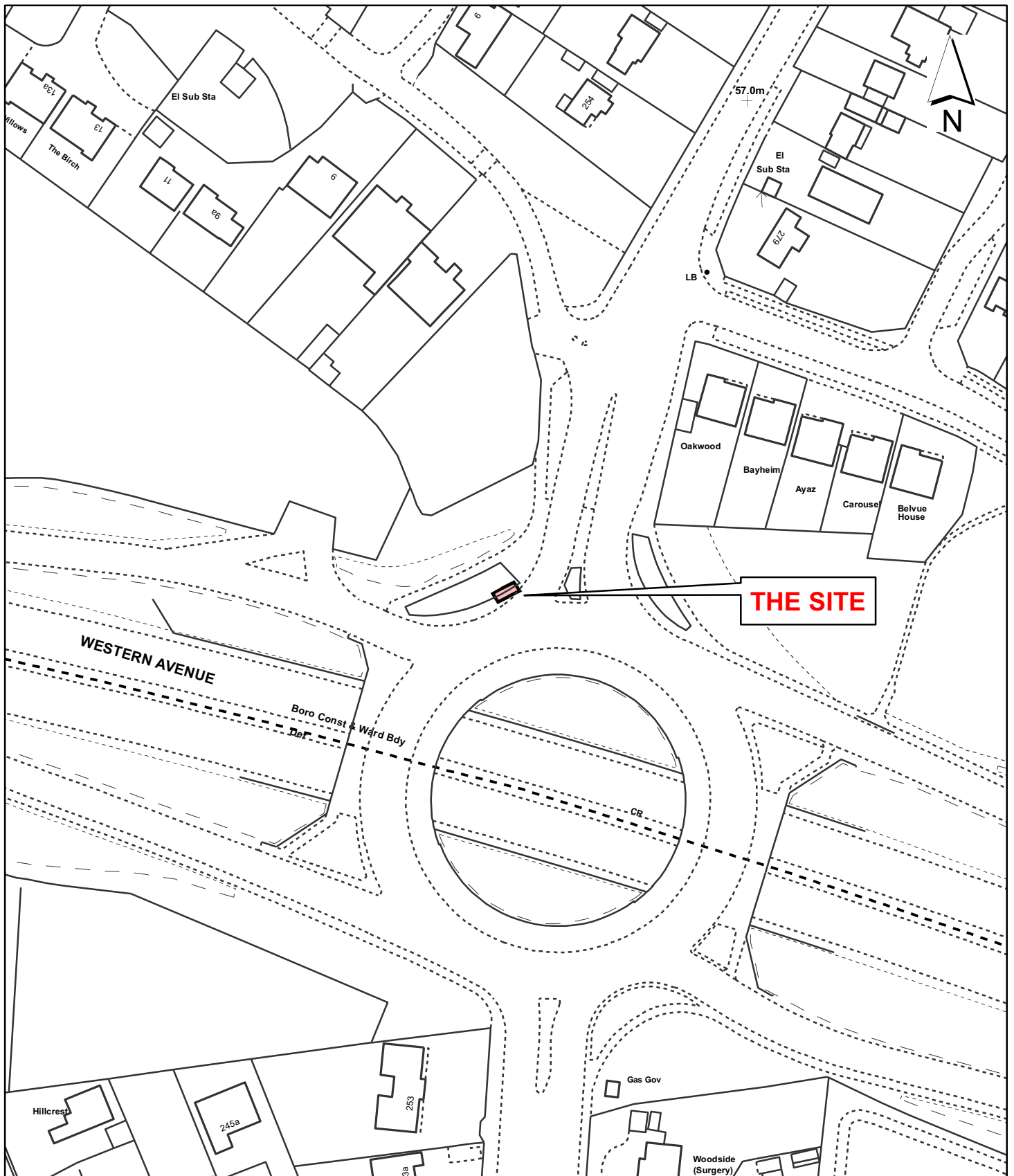
The proposed installation would be located on the footpath, some 5m from the existing installation, which will be removed. It is not considered that there are any alternative more appropriate sites which would have less visual harm on the character and appearance of the surrounding area. The proposed installation is considered to be visually acceptable in this location, and officers have been unable to suggest any more appropriate alternative sites. As such, and in light of the information the applicant has provided in support of the application it is considered that prior approval of siting and design is not required.



## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007  
PPG8: Telecommunications

**Contact Officer:** Gareth Gwynne

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2010</p>	<p>Site Address</p> <p style="text-align: center;"><b>Land at junction of A40 and Swakeleys Road Ickenham</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Planning, Environment &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>56342/APP/2010/2732</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p style="text-align: center;"><b>North</b> Page 56</p>	<p>Date</p> <p style="text-align: center;"><b>December 2010</b></p>	
		 <b>HILLINGDON</b> <small>LONDON</small>	

## Report of the Head of Planning & Enforcement Services

**Address** RUISLIP MANOR SPORTS & SOCIAL CLUB GROSVENOR VALE RUISLIP

**Development:** Removal of existing 18m floodlighting tower and replacement with a 20m mobile telecommunications lattice tower supporting 6 radio antennas to give an overall height of 21.3m, with other ancillary development thereto. Original floodlights to be re-located on the new tower at a height of 18m.

**LBH Ref Nos:** 1209/APP/2010/1839

**Drawing Nos:** Photomontage - looking northeast from Cranley Drive  
Photomontage - looking east from Grosvenor Vale  
Photomontage - looking east from Cranley Drive/Grosvenor Vale  
100 Rev. B  
200 Rev. B  
300 Rev. A  
301 Rev. A  
400 Rev. A  
500  
Photomontage - looking south from the back of Shenley Ave  
Design and Access Statement  
Cornerstone: Supporting Technical Information dated 5th July 2010

**Date Plans Received:** 06/08/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 06/08/2010

### 1. SUMMARY

This application seeks full planning permission for the removal of an existing 18m floodlighting tower and replacement with a 20m mobile telecommunications lattice tower supporting 6 radio antennas to give an overall top height of 21.3m, with ancillary equipment cabinets. The original floodlights would be relocated to the new tower.

The installation is required to provide future 3G coverage as part of Vodafone's licence obligations. In support of the application Vodafone have supplied copies of technical details of their search/coverage area plans and justification for their site selection.

It is considered that the proposed installation would be visually acceptable in this location, being within a sports ground and officers have been unable to suggest any more appropriate alternative sites. It is considered that the proposal is consistent with advice in Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8. As such, approval is recommended.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

**1            T8            Time Limit - full planning application 3 years**

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

REASON

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

**2** OM1 **Development in accordance with Approved Plans**

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

**REASON**

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

**3** OM11 **Floodlighting**

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

**REASON**

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

**4** NONSC **Non Standard Condition**

The existing floodlighting tower shall be removed before the use of the new tower hereby approved commences.

**REASON**

To comply with the terms of the application and to ensure that the development does not result in an incongruous, visually obtrusive form of development and unwanted street clutter, in compliance with Saved Policies pt.1.11, BE13 and BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5** NONSC **Non Standard Condition**

The antennas hereby permitted shall be removed if/when they are no longer capable of use as a consequence of technological development.

**REASON**

The apparatus does not contribute to the visual amenities of the area and should be removed if no longer required in accordance with Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**1** I52 **Compulsory Informative (1)**

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



## **2**            153            **Compulsory Informative (2)**

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

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE37	Telecommunications developments - siting and design
OE1	Protection of the character and amenities of surrounding properties and the local area

## **3**            11            **Building to Approved Drawing**

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

## **4**            13            **Building Regulations - Demolition and Building Works**

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

## **5**            115            **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval

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

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The site forms part of a sports ground and social club with associated clubhouse, changing facilities, spectator stands and floodlighting, in use by the Ruislip Manor Sports and Social Club. The site is roughly rectangular and has an area of some 5.1ha, accessed from Cranley Drive to the south-west by means of a short access road.

The main pitch with spectator stands is sited in the south western corner of the site and has floodlighting on four 18.6m high masts sited close to each corner of the pitch. One of the existing floodlighting towers (northern corner) has been converted to a shared floodlighting/telecommunications mast and is 21.5m in height.

This application relates to the existing tower located in the western corner of the pitch, sited to the south of the main clubhouse building, which is 18m high with floodlighting at the top of the mast.

The site is surrounded by housing and has no designations within the Hillingdon Unitary Development Plan Saved Policies (September 2007), and as such is considered to form part of the developed area.

#### **3.2 Proposed Scheme**

This application proposes the replacement of the existing 18m high floodlighting tower, sited on the western corner of the main pitch, with a 21.6m high (including antennas) shared floodlighting/telecommunications lattice tower, incorporating six antennas to provide coverage for Vodafone and O2.

The lattice tower would have a triangular footprint. An equipment cabinet with dimensions of 1840mm wide by 400mm deep by 1450mm high would be sited against the clubhouse building, together with a smaller electrical mains pillar. The mast would be galvanised and the cabinets would be coloured white. The equipment cabinet for the floodlights would also be re-sited to the side of the tower.

#### **3.3 Relevant Planning History**

##### **Comment on Relevant Planning History**

Planning history relevant to this application includes:

The mast on the northern corner has been replaced with a shared floodlighting/telecommunications mast (21.5m) and ancillary equipment cabinet, similar to that which is now being proposed as part of this application (ref: 1209/AL/98/0908 approved 13/11/98).

### **4. Planning Policies and Standards**

The application has been assessed principally against Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8:

Telecommunications. Both seek to find solutions which minimise the impact of telecommunications development on the appearance of the surrounding area.

## **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

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

BE37 Telecommunications developments - siting and design

OE1 Protection of the character and amenities of surrounding properties and the local area

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

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

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 136 local owners/occupiers, including the Ruislip Residents Association.

27 replies have been received objecting on the following grounds:

(i) Close proximity to residential: The mast would be located 65m away from residential areas. Guidelines suggest that a mast should be a minimum of 100m from residential areas. Locating a telecommunications mast less than 100m from residential would pose a health risk and devalue properties. Unduly intrusive on residential gardens and houses nearby;

(ii) Visually detrimental: The increased height of 2m would result in an eyesore to the skyline;

(iii) Limited screening: The existing trees do not provide a screen;

(iv) Proximity to an area frequented by children: It is not acceptable to add a further mast in an area used frequently by children;

(v) Health risk: Two masts in close proximity would increase radiation emissions resulting in long term harm to health. Potential interference mobile phones may have on pacemakers;

(vi) Alternative location: There is already an existing mast within the ground. Why can this not be used? Should consider locating the antennas on tall buildings rather than in the middle of green space;

(vii) Light spill: The existing flood lights already give off a large amount of light, flooding the surrounding back gardens up to 10pm. Concern that a taller tower would result in further light into the gardens and houses; and

(viii) Reference to the Stewart Group research and use of the recommended precautionary approach.

OFFICERS COMMENT: The above comments have been addressed in the main report.

NATS SAFEGUARDING: No objection. The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria.

MINISTRY OF DEFENCE - RAF NORTHHOLT: No objection. The proposed development has been examined from a MoD safeguarding perspective and does not conflict with safeguarding criteria.

#### **Internal Consultees**

None

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

Planning Policy Guidance Note 8: Telecommunications and Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) are supportive of telecommunications development providing the visual impact is minimised. In particular they encourage telecommunications operators to make use of existing installations and tall buildings before considering alternative, and often more visually obtrusive options.

Given the existence of the existing large tower in this location, and the minor visual impact the antennas, ancillary equipment and additional 3.3m in height would have on the overall appearance of the installation, combined with policy advice to share existing telecommunications structures where available, it is not considered that refusal could be justified on visual grounds.

The applicant has searched this area and concluded that there are no other more suitable locations available. In support of the application O2/Vodafone have supplied copies of details of their search/coverage area plans and justification for their site selection.

Of note, there are no other more suitable existing telecommunications installations within a wide area of this site, which would be suitable for sharing and are not located within a residential area. It is likely therefore, that should this site be deemed unsuitable on grounds of proximity to residential, that an alternative more obtrusive site may be sought which, given the nature of the area, would most likely also be located in or closer to residential properties.

Also of note is that the partnership between Vodafone and O2 allows equipment locations to be shared, which was not always possible previously. This sharing of infrastructure reduces the need for an additional mast within the surrounding area, which would otherwise be required to meet Vodafone's coverage requirements.

Officers are unable to suggest a more suitable, visually less prominent alternative location for the installation within the surrounding area. It is considered that sharing the existing site offers the most appropriate option within the area, compliant with UDP policy and, accordingly, no objections are raised to the principle of the proposed development in this location, providing site specific issues can be satisfactorily addressed.

#### **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. The application site is not located near any area of archaeology, Conservation Area, Listed Building or Areas of Special Character.

#### **7.04 Airport safeguarding**

NATS Safeguarding, the Ministry of Defence (MOD) and RAF Northolt have been consulted. Both raise no objection from a technical safeguarding aspect.

#### **7.05 Impact on the green belt**

The application site is not located near any Green Belt land.

#### **7.06 Environmental Impact**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

The site is characterised by a mix of uses with a sports and social club located within the grounds.

The nearest residential properties are located to the east of the sports ground, approximately 65m away and the nearest education facility, White House Nursery, is located approximately 230m to the south-west. The nearest school, Sacred Heart Primary, is located approximately 530m away. Whilst the proposed location is surrounded by residential properties, it is considered that the proposed tower would not appear unduly obtrusive, given the distances that it is located from these properties and the fact that it would replace an existing floodlight tower, albeit at a greater height.

The proposed installation would be located centrally within the sports ground, next to part of the clubhouse building. At 21.3m high the proposed installation would be significantly taller than streetlights, surrounding buildings, and surrounding vegetation. However the tower would be of a similar height to the neighbouring shared telecommunications/floodlighting tower on the northern corner of the main pitch on this site, which was granted permission in November 1998 (ref: 1209AL/98/908). Although the proposed siting would be nearer to surrounding residential properties and closer to the main access of the site than the existing shared use mast, at a distance of approximately 65m from the rear elevation of the nearest residential property (being Nos. 23 and 25 Cranley Drive), it is considered that the proposed mast would not appear unduly intrusive from these properties, particularly having regard to the presence of the existing 18.6m high floodlighting tower in this corner.

It is acknowledged that this is a difficult area in which to find an appropriate site due to its suburban nature. However, it is noted that the applicant has demonstrated that there is a clear need for an installation in this location, with the submission of coverage plots with the application. The installation would also benefit from the use of an existing structure and the site would not be directly overlooked by residential properties.

Given the constraints of the area, the neighbouring telecommunications/floodlighting tower and flood lighting posts and use of an existing structure, it is considered that the installation at this location would be sympathetic to the visual amenity of the surrounding area.

For similar reasons, the additional impact of the 21.6m high mast would not be considered to be harmful within the street scene. A number of trees also help screen the site from the main access and Cranley Drive.

#### **7.08 Impact on neighbours**

The nearest residential properties to the proposed development are approximately 65m away in Cranley Drive.

Whilst visible from some residential properties, the applicant has submitted photomontages from a number of surrounding viewpoints to demonstrate that the visual

difference between the existing floodlighting tower and the proposed installation is minor, would not be directly overlooked and some tree screening would exist.

On balance, given the constraints associated with this largely residential area, and given that the mast would not be directly overlooked by these properties, it is not considered that the proposed installation would not impact on residential amenity sufficient to justify refusal.

**7.09 Living conditions for future occupiers**

Not applicable to this application.

**7.10 Traffic impact, car/cycle parking, pedestrian safety**

Not applicable to this application. There would be no increase in traffic to/from the site as a result of the application and there are no parking requirements associated with the proposal. Telecommunications installations are visited infrequently for maintenance purposes only. As such, it is not considered that the proposed installation would have a significant detrimental impact on the free flow of traffic or highway safety.

**7.11 Urban design, access and security**

The proposed installation would be an extension to an existing floodlighting tower and would take on the appearance of the tower, which is utilitarian in its design. Whilst the proposal would result in an additional 3m in height added to the tower, it is considered that on balance, site sharing with the tower is a more appropriate option rather than the unacceptable cumulative impact of having two installations (the tower and a new mast) within the area. Overall, it is not considered that the proposal would have a significant detrimental impact on the character and appearance of the area, sufficient to justify refusal, particularly given the clear need for the installation.

**7.12 Disabled access**

Not applicable to this application.

**7.13 Provision of affordable & special needs housing**

Not applicable to this type of application. There is no requirement for this type of development to contribute towards affordable or special needs housing in the borough.

**7.14 Trees, Landscaping and Ecology**

The proposed development would not impact on nearby trees or landscaping.

**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**

It is considered that concerns raised by the objections received have been addressed throughout 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**

HEALTH:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

#### **8. Observations of the Borough Solicitor**

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

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

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

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

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

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

The proposed installation is considered to be visually acceptable in this location, and officers have been unable to suggest any more appropriate alternative sites. It is considered that the proposal is consistent with advice in Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8 and, as such, approval is recommended.

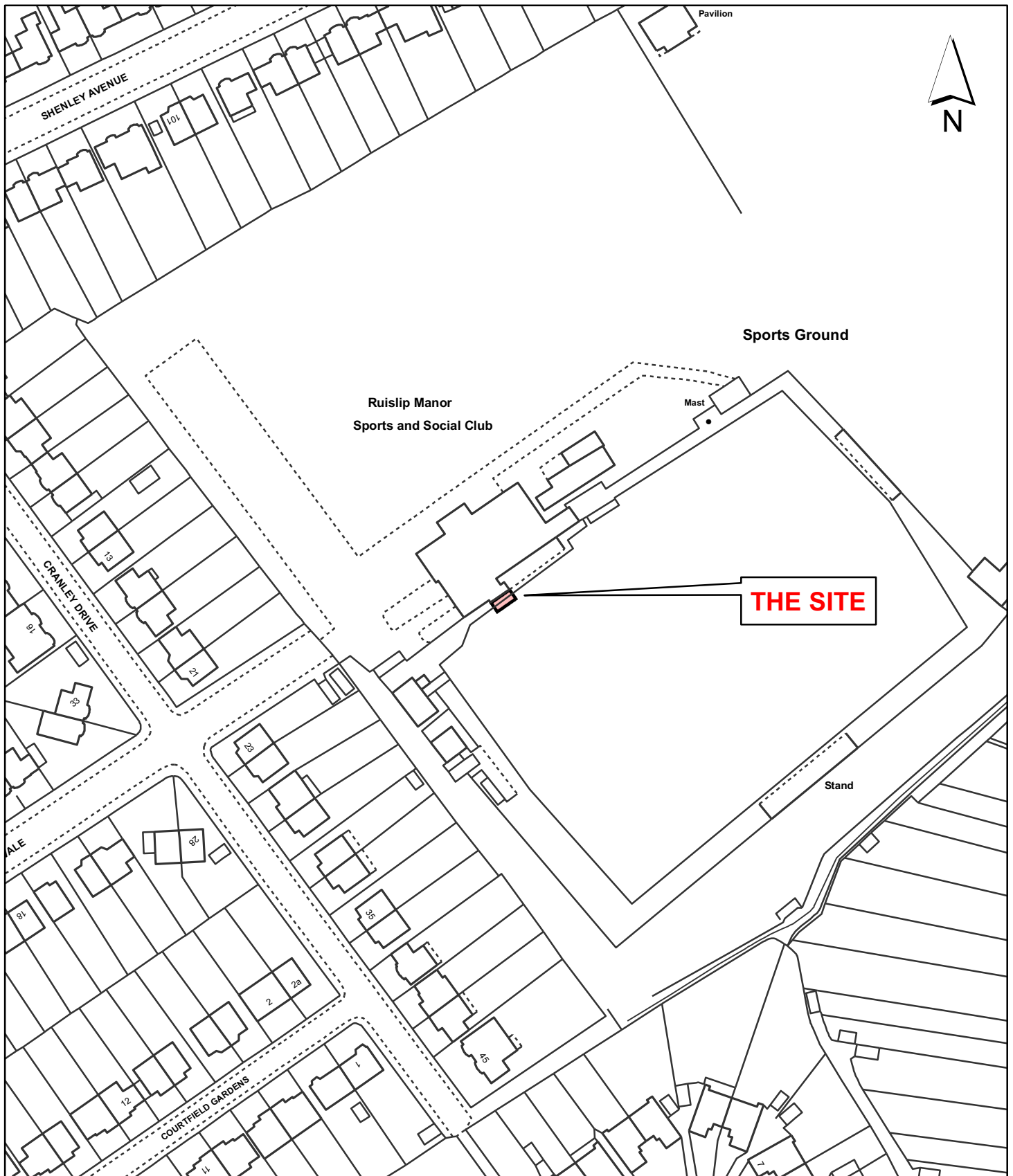
#### **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007  
PPG8: Telecommunications


**Contact Officer:** Tabitha Knowles

**Telephone No:** 01895 250230





**Notes**

 Site boundary  
For identification purposes only.

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Site Address	
<b>Ruislip Manor Sports &amp; Social Club Grosvenor Vale Ruislip</b>	
Planning Application Ref:	Scale
<b>1209/APP/2010/1839</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 67	<b>December 2010</b>

**LONDON BOROUGH OF HILLINGDON**

**Planning, Environment & Community Services**

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



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** ICKENHAM CRICKET CLUB OAK AVENUE ICKENHAM

**Development:** Single storey rear extension to existing pavilion with alterations to existing elevations.

**LBH Ref Nos:** 2556/APP/2010/2421

**Drawing Nos:** Location Plan to Scale 1:1250  
Block Plan to Scale 1:500  
Un-numbered Existing floor plan  
Un-numbered Existing roof plan  
Pre-Development Tree Survey and Arboricultural Implications Assessment  
Design and Access Statement  
02/12/12/Rev. A (Existing and Proposed East and Front Elevations)  
02/12/12/Rev. A (Proposed Floor Plans)  
02/12/12/Rev. A (Existing and Proposed West and Rear Elevations)

**Date Plans Received:** 19/10/2010      **Date(s) of Amendment(s):** 19/10/2010  
**Date Application Valid:** 08/12/2010      29/10/2010  
08/12/2010

### 1. SUMMARY

The application seeks permission for a single storey extension to the existing cricket pavilion building. Due to its siting, only limited views of it would be gained from the frontage, although the development would be visible from the footpath to the rear. However, the proposed extension is considered to be in-keeping with the architectural style of this building and would result in a well integrated addition to the site, thereby not resulting in visual harm.

It is not considered that the proposal would result in a material increase to the existing built appearance of the site or to an intensification of activities. The extension would represent a 29% increase in footprint. Given the siting of the extension and its relatively modest scale, combined with the identified need to extend the building, the proposal is considered to be acceptable development in the Green Belt and in accordance with Policy OL4 of the UDP Saved Policies September 2007.

With regard to noise and disturbance, due to the internal reconfiguration and the alterations to the fenestration details, it is expected that this development will reduce noise break-out to surrounding properties thereby resulting in an improvement. As such, the application is not considered to have a detrimental impact on the amenities of neighbouring properties.

Saved Policies R6 supports such uses/developments provided they are accessible to all of the community and consistent with other policies in the plan and the proposal is considered to comply with this policy. As such, the application is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

1      T8      Time Limit - full planning application 3 years

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

**REASON**

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

**2 OM1 Development in accordance with Approved Plans**

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

**REASON**

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

**3 M2 External surfaces to match existing building**

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

**REASON**

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

**4 M6 Boundary Fencing - retention**

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with 62 Parkfield Road for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

**REASON**

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

**5 RPD2 Obscured Glazing and Non-Opening Windows (a)**

The window(s) facing 62 Parkfield Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**6 TL2 Trees to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by

the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

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

#### REASON

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

### **7 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be erected. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

#### REASON

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

### **8 DIS1 Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

#### REASON

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

### **9 DIS2 Access to Buildings for People with Disabilities**

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

provided prior to the occupation of the development and shall be permanently retained thereafter.

**REASON**

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

**10 DIS3 Parking for Wheelchair Disabled People**

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

**REASON**

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

**11 RPD1 No Additional Windows or Doors**

No additional windows, doors or other openings shall be constructed in the walls or roof slopes of the rear elevation of the extension hereby approved.

**REASON**

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

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

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

OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R6	Ancillary recreational facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3A.15	London Plan Policy 3A.15 - Protection and enhancement of the social infrastructure and community facilities
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP3D.9	Green Belt
PPG2	Green Belts
R16	Accessibility for elderly people, people with disabilities, women and children
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

### **3            11            Building to Approved Drawing**

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

### **4            12            Encroachment**

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

### **5            13            Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the

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

## **6            15            Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

## **7            16            Property Rights/Rights of Light**

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

## **8            134            Building Regulations 'Access to and use of buildings'**

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

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

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

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

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



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

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

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

## **9            115                    Control of Environmental Nuisance from Construction Work**

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

- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.

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

## **10**

There is a small possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

## **11**

1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located at the north-western end of Oak Avenue and is occupied by Ickenham Cricket Club. The site contains an existing pavilion, which abuts 62 Parkfield Avenue. The land to the rear and side of the pavilion is densely vegetated. The balance of the site is maintained as a sports fields. The application site is located within the Green Belt, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

#### 3.2 Proposed Scheme

Planning permission is sought for a single storey rear extension to the existing pavilion. The extension would be 3.25m deep x 32.7m long, involving a 0.75m projection on the east facing elevation. The extension would be finished with a flat roof at a height of 3m.

The extension will partly consist of additional changing facilities to provide improved facilities to local clubs. This is part of a grant scheme with the ECB (English Cricket Board) funding. The facilities would be used by boys, girls, ladies and senior cricket teams and are being upgraded so that they are fully accessible. This includes Part M compliant toilets and ramps/floor level changes.

The extension would allow for the internal re-configuration and allow additional space for toilets, store rooms and changing rooms ancillary to the existing use. No windows would be proposed in the rear elevation.

#### 3.3 Relevant Planning History

2556/APP/2004/1392 Ickenham Cricket Club Oak Avenue Ickenham  
ERECTION OF A SINGLE STOREY REAR EXTENSION TO PAVILION

**Decision:** 14-10-2004 Approved

2556/D/80/0635 Ickenham Cricket Club Oak Avenue Ickenham  
Extension/Alterations to Leisure premises (P) of 36 sq.m.

**Decision:** 17-07-1980 ALT

2556/E/80/1337 Ickenham Cricket Club Oak Avenue Ickenham  
Householder dev. (small extension,garage etc) (P)

**Decision:** 01-09-1980 Approved

2556/F/82/0447 Ickenham Cricket Club Oak Avenue Ickenham  
Extension/Alterations to Leisure premises (P) of 150 sq.m.

**Decision:** 21-12-1982 Approved

#### **Comment on Relevant Planning History**

Planning permission was granted in October 2004 (2556/APP/2004/1932) for a single storey rear extension with a width of 18.9m.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R6	Ancillary recreational facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3A.15	London Plan Policy 3A.15 - Protection and enhancement of the social infrastructure and community facilities
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP3D.9	Green Belt

PPG2	Green Belts
R16	Accessibility for elderly people, people with disabilities, women and children
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - <ul style="list-style-type: none"> <li>(i) Dial-a-ride and mobility bus services</li> <li>(ii) Shopmobility schemes</li> <li>(iii) Convenient parking spaces</li> <li>(iv) Design of road, footway, parking and pedestrian and street furniture schemes</li> </ul>

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

16 neighbours and interested parties consulted, 1 response received, which makes the following comments:

1. The area to which the application relates, bounds our residential boundary, and therefore the intension to develop their club house causes great concern. Our summer evenings are sometimes disturbed by loud music when they stage events;
2. We have had to phone the Authority on several occasions to speak to the noise abatement officer;
3. We do not agree that the improved facilities will not increase level of usage at the club. We are happy living next to a cricket club, but not a function suite for night time parties with loud music;
4. The plans show the development encroaching onto our land, we will not sell our land to them;
5. We object to the extension being built right up to the boundary and not leaving the usual 1m of space around a detached building.

### Internal Consultees

TREES AND LANDSCAPE OFFICER: This site is not covered by a TPO, nor within a Conservation Area. There are two Oaks close to the proposed extension. One to the rear (on site and due to be removed) and one to the side (off site and due to be retained). There is no objection to the removal of the Oak to the rear because it has a sparse, uneven crow and is a low value tree. The submitted tree report outlines an adequate level of tree protection for the Oak to be retained. There is no requirement to replace the Oak due to the high density of trees within the land to the rear of the site. Therefore, subject to conditions TL2 and TL3 (amended to remove sentence asking for detailed drawings of protective fencing), this scheme is considered acceptable in terms of Saved Policy BE38 of the UDP.

ENVIRONMENTAL PROTECTION UNIT: EPU has received a noise complaint regarding licensed musical entertainment in September 2009 however this was not substantiated. The proposed extension being located to the south of the exisiting building will not address any noise breakout issues due to the source of complaint being located to the north-east of the premises. The southern elevation is subject to the proposed new layout and I note the existing windows will not be retained being replaced by shower blocks and storage areas. as such this development will reduce noise breakout to the rear of the premises. I do not wish to object to the proposal or recommend any conditions.

Contamination comments: The historical Ordnance Survey map indicates a former pond under the foot print of the existing building. We have no information on the ground conditions at the site. Based on this it is assumed the ground conditions were suitable for engineering purposes. As a precaution the following contamination informative is recommended on any permission that is given.

There is a small possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

Should planning permission be granted, please ensure the Construction Site Informative is added in respect of the construction phases.

ACCESS OFFICER: It would appear that the opportunity to improve accessibility would be maximised, should the development proposal receive planning approval. I therefore have no observations to make, other than reference to the informative detailed below:

1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Conclusion: I have no objection to the proposed development.

HIGHWAYS ENGINEER: The proposals are for improvements to the Ickenham Cricket Club, therefore are not considered to have a significant increase (if any) to the pavilion's capacity. The proposed extension would not affect any parking and/or access for the site. There are no objections on the highways aspect of the proposals.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Policy R6 of the UPD (Saved Policies September 2007) states that the Local Planning Authority will encourage the provision of ancillary recreational facilities such as changing rooms, car parking and facilities to improve public transport access, provided they are accessible to all of the community and consistent with other policies in the plan.

The proposal is considered to comply with this policy as the development relates to the improvement of the existing changing rooms and facilities to support the cricket club, the existing building will be upgraded to make it accessible to all and the Cricket Club is a local facility providing opportunities for cricket to people of all levels and abilities.

### **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**

Policy OL1 defines the types of developments that are considered acceptable within the Green Belt. The proposal at this site relates to an open air recreational activity and

therefore conforms to one of the accepted uses. This policy goes on to say the number and scale of buildings will be kept to a minimum in order to protect the visual amenity of the Green Belt.

National policy guidance in relation to development within Green Belts is set out in PPG2: Green Belts. Advice contained in that document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is to be achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The proposal involves an increase in the size of the building from 372m<sup>2</sup> to 481m<sup>2</sup>, resulting in an increase of approximately 29%. This scale of increase, within the Green Belt, is considered to be acceptable in this situation given the position, siting and existing boundary screening, which means that only limited views of it would be available. It is not considered, therefore, that the proposal would result in a disproportionate change to the built development at this site and would not result in visual harm to the same.

The materials and design are considered to be in-keeping with the site and to the type of building to which it would relate. Furthermore, due to the existing authorised planning use of the site, it is not considered that the proposal will result in a material increase in activities on the site.

Furthermore, the extension will partly consist of additional changing facilities to provide improved facilities to local clubs. This is part of a grant scheme with the ECB (English Cricket Board) funding. The facilities would be used by boys, girls, ladies and senior cricket teams and are being upgraded so that they are fully accessible. This includes Part M compliant toilets and ramps/floor level changes. It is therefore considered that the proposal relates to a clear sport and recreation related improvement to existing facilities.

Therefore the proposal is considered to comply with policies OL1 and OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2: Green Belts.

#### **7.06 Environmental Impact**

Not applicable to this application

#### **7.07 Impact on the character & appearance of the area**

The proposal relates to the erection of a single storey rear extension and it is considered due to the design and position of the development it is such that it would not result in any adverse impact on visual amenity. The dimensions and design of the extension is compatible with the existing pavilion building. As such the proposal is not considered to have any significant affect upon the visual amenity of the locality. Therefore the proposal would comply with Policy BE13 and BE19 of the UDP (Saved Policies September 2007).

#### **7.08 Impact on neighbours**

With regard to the impact of the amenities on the adjoining occupiers, it is considered the main property that could be affected would be No. 62 Parkfield Road. However, this extension would be adjacent to the rearmost section of their garden boundary and when combined with the existing fencing and vegetation on this boundary and the proposed height, the extension would be largely screened from this neighbouring property. Therefore, the proposal is considered to accord with Policies BE20 and BE21 of the UDP

(Saved Policies September 2007).

With regard to any loss of privacy that would result, there are no windows shown in the proposed rear elevation and with regard to the windows in the south east facing elevation, it is noted these would be to serve either toilet or store room accommodation and therefore are conditioned to be obscure glazed and non-opening to avoid any future overlooking concerns. Therefore, it is not considered the proposal would result in a material loss of privacy to surrounding properties and as such, would comply with Policy BE24 of the adopted UDP (Saved Policies September 2007).

**7.09 Living conditions for future occupiers**

Not applicable to this application

**7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposal is for improvements to the cricket club pavilion and is not considered to be of such a scale that it would result in a significant increase to the pavilion's capacity. The proposed extension would not affect any parking and/or access for the site and therefore the proposal is considered to comply with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

**7.11 Urban design, access and security**

As above

**7.12 Disabled access**

The design and access statement submitted with the application states, that the resulting building will all be on one level, disabled toilet facilities will be provided and ramps will be provided to access the building and therefore the opportunity to improve accessibility would be maximised. The proposal is thus considered to comply with Policy 3A.4 of the London Plan (2008) and the Council's SPD HDAS: Accessible Hillingdon.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application

**7.14 Trees, Landscaping and Ecology**

There are two Oak trees close to the proposed extension, one to the rear (on site and shown to be removed) and one to the side (off site and shown to be retained). There is no objection to the removal of the Oak to the rear because it has a sparse, uneven crown and is a low value tree. The submitted tree report outlines an adequate level of tree protection for the Oak to be retained. There is no requirement to replace the Oak due to the high density of trees within the land to the rear of the site. Therefore, subject to conditions the application is considered to comply with Policy BE38 of the UDP (Saved Policies September 2007).

**7.15 Sustainable waste management**

Policy 4A.22 of the London Plan requires that new developments make adequate provision for the storage of waste and recycling on site. The design and access statement comments that currently the bin store is adjacent to the main entrance and this will not be altered by the proposal. As such, the proposal is considered to comply with Policy 4A.22 of the London Plan.

**7.16 Renewable energy / Sustainability**

It has been considered that all habitable areas of the building would have a source of natural light and therefore would comply with the intentions of Policy 4A.3 of the London Plan (2008).

**7.17 Flooding or Drainage Issues**

Not applicable to this application

**7.18 Noise or Air Quality Issues**

Policy OE1 of the UDP (Saved Policies September 2007) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The existing building currently comprises a cricket club pavilion. The Environmental Protection Unit consider that the proposal will result in a new internal layout, together with a number of the existing windows being lost. As such, due to these revisions and the internal reconfiguration, it is considered that the development will reduce noise break out to the rear of the premises. Therefore the proposal is not considered to result in any additional noise and disturbance, over and above the current site circumstances, thereby complying with policies OE1 and OE3 of the UDP (Saved Policies September 2007).

#### **7.19 Comments on Public Consultations**

With regard to point 4 revised/amended plans have been received which now show the development within the boundary of the cricket club site and in relation to point 5, the 1m set-in requirement (Policy BE22) relates to two or more storey developments. Points 1, 2 and 3 are covered in the main report.

#### **7.20 Planning Obligations**

Not applicable to this application

#### **7.21 Expediency of enforcement action**

Not applicable to this application

#### **7.22 Other Issues**

None

### **8. Observations of the Borough Solicitor**

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

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

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

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

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



**9. Observations of the Director of Finance**

Not applicable to this application

**10. CONCLUSION**

It is not considered that the proposal would result in result in a disproportionate change in the bulk and character of the original building on the site or to an intensification of activities.

With regard to noise and disturbance, due to the internal reconfiguration and the alterations to the fenestration details, it is expected that this development will reduce noise break-out to surrounding properties thereby resulting in an improvement. As such, the application is not considered to have a detrimental impact on the amenities of neighbouring properties.

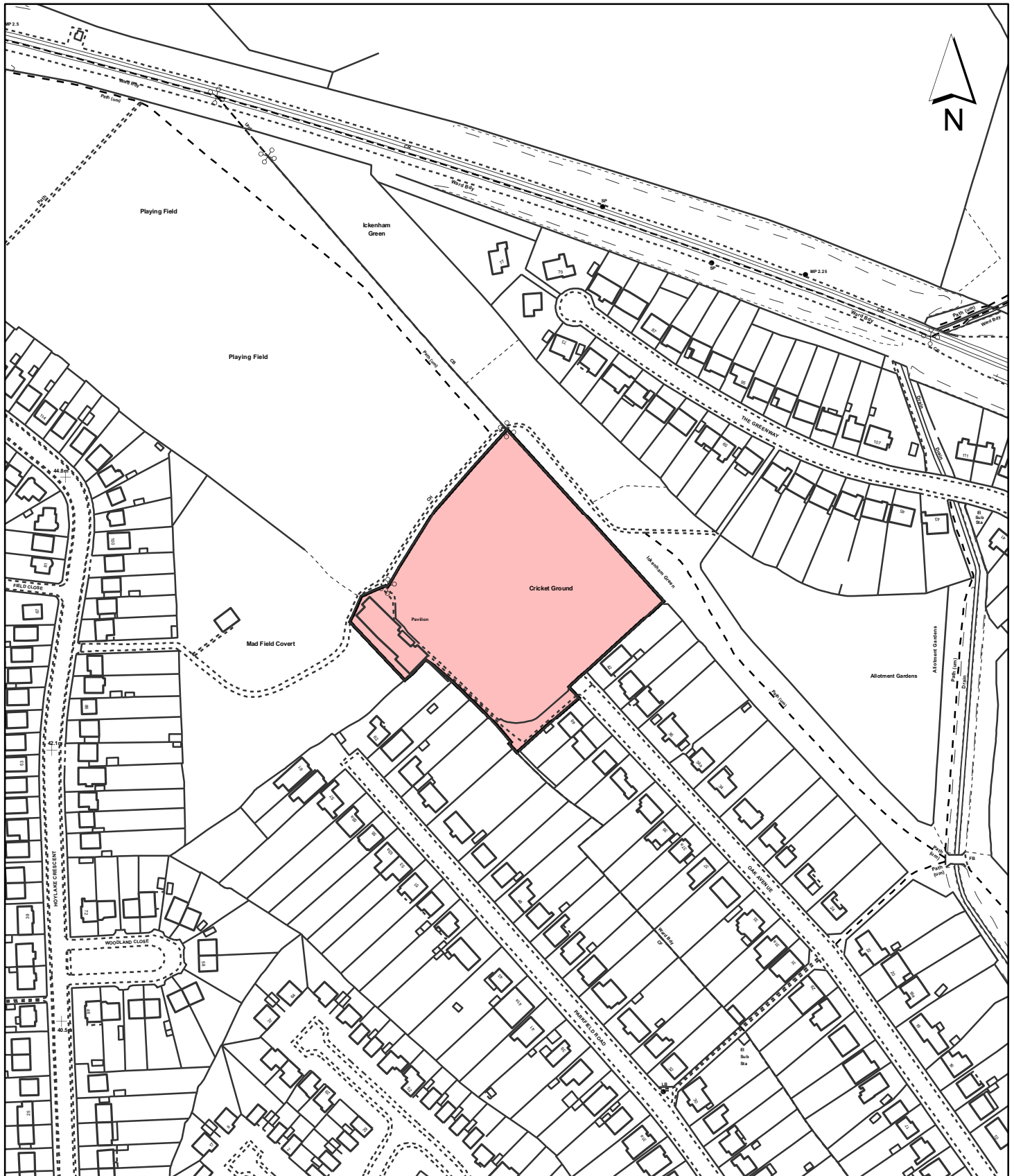
Saved Policies R6 supports such uses/developments provided they are accessible to all of the community and consistent with other policies in the plan and the proposal is considered to comply with this policy. As such, the application is recommended for approval.

**11. Reference Documents**


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

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Ickenham Cricket Club  
Oak Avenue  
Ickenham**

Planning Application Ref:

**2556/APP/2010/2421**

Planning Committee

**North** Page 84

Scale

**1:2,500**

Date

**December  
2010**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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



**HILLINGDON**  
LONDON

## **Report of the Head of Planning and Enforcement Services**

CONTACT OFFICER: Nikki Wyatt  
EXTENSION: 8145

### **S.106/278 PLANNING AGREEMENTS QUARTERLY FINANCIAL MONITORING REPORT**

#### **SUMMARY**

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2010, where the Council has received and holds funds.

#### **RECOMMENDATION**

**That Members note the contents of this report.**

#### **INFORMATION**

1. Circular 05/05 and the accompanying best practice guidance requires local planning authorities to consider how they can inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution.
2. The information contained in this report was reported to Cabinet on 16 December 2010 and updates the information received by Cabinet in September 2010. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2010, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of October 2010 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/09/10' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in

the columns titled "Total Income as at 31/06/10" and "Total Income as at 30/09/10".

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

#### **Financial implications**

6. This report provides information on the financial status on s106 and s278 agreements up to 30 September 2010. The recommendation to note has no financial implications.

#### **CORPORATE CONSULTATIONS CARRIED OUT**

##### Legal

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

#### **EXTERNAL CONSULTATIONS CARRIED OUT**

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

#### **BACKGROUND DOCUMENTS**

ODPM Circular 05/2005 'Planning Obligations'

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

Monitoring Officers Report January 2001

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009/ June 2009 / September 2009 / December 2009 / March 2010/ June 2010/ September 2010 / December 2010.

Planning Obligations Supplementary Planning Document Adopted July 2008.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2010)
			AS AT 30/9/10	AS AT 30/6/10	AS AT 30/9/10	AS AT 30/6/10	AS AT 30/9/10	AS AT 30/9/10	
<b>SECTION 278</b>									
<b>PORTFOLIO: PLANNING AND TRANSPORTATION</b>									
PT/278/63/135*32	Northwood	10A Sandy Lodge Way Northwood 54671/APP/2002/54	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A*49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending. (£5,500) design fees received plus further £8,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72*66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	27,486.57	27,486.57	14,986.57	26,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection.
PT/278/73	South Ruislip	R.A.F Northolt, South Ruislip Main Gate 189/APP/2007/1321	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/75/218A	Harefield	The Harefield Academy, Harefield 1109/APP/2006/825	72,011.08	19,112.78	0.00	19,112.78	52,898.30	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing S278 agreement and technical approval pending. Fees received for design checks for pedestrian crossing. <b>£68,011.08 received for provision of zebra crossing on Northwood Road.</b> Scheme currently being implemented.
PT/278/77/197*62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
<b>SECTION 278 SUB - TOTAL</b>			<b>183,655.72</b>	<b>62,258.48</b>	<b>43,145.70</b>	<b>34,099.35</b>	<b>121,397.24</b>	<b>0.00</b>	
<b>SECTION 106</b>									
<b>PORTFOLIO: PLANNING AND TRANSPORTATION</b>									
PT/11/45	Harefield	Springwell Lane - Cycle Way / 6679/A/2/98/0897	3,283.20	3,283.20	3,283.20	0.00	0.00	0.00	Towards traffic calming in Springwell Lane. Funds earmarked/ committed towards traffic calming to benefit a cycle way. Delegated authority granted to advertise for 20m/hr speed zone. Works complete. Officers chasing confirmation of final £106 expenditure amount. Interest accrued. Unexpended funds at January 2011 to be returned to the owner. <b>Expenditure confirmed and balance spent towards additional works associated with the scheme.</b>

## FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 30 SEPTEMBER 2010 (North Area)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME		TOTAL EXPENDITURE AS AT 30/9/10	TOTAL EXPENDITURE AS AT 30/6/10	2010 / 2011 EXPENDITURE To 30/9/10	BALANCE OF FUNDS		BALANCE SPENDABLE NOT ALLOCATED AS AT 30/9/10	COMMENTS (as at mid November 2010)
			AS AT 30/9/10	AS AT 30/6/10				AS AT 30/9/10	AS AT 30/9/10		
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/1/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/26900L/99/1077	35,253.56	35,253.56	23,472.70	8,853.02	18,875.70	11,780.86	0.00	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Dead of variation not required. Site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of Driver Feedback Sign. Implementation due Spring 2007, subject to purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Anti-skid can be implemented following 3 months after completion of utilities works. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work.
PT/91/142A	Northwood	3 Reginald Road, Northwood 58866/APP/2005/1087	1,049.35	1,049.35	0.00	0.00	0.00	1,049.35	0.00	0.00	For the introduction and maintenance of white lines on the highway adjacent to the development. Funds not spent within 7 years of receipt of POI Form to be refunded. Scheme completed and final invoices received. Expenditure charged to non-s106 code. Officers investigating whether spend can be recharged.
PT/112/205A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	7,502.15	7,502.15	0.00	0.00	0.00	7,502.15	0.00	0.00	Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013
		<b>PLANNING &amp; TRANSPORTATION SUB - TOTAL</b>	<b>84,513.35</b>	<b>84,513.35</b>	<b>26,755.90</b>	<b>10,974.59</b>	<b>18,875.70</b>	<b>57,757.45</b>	<b>0.00</b>	<b>0.00</b>	
		<b>PLANNING &amp; TRANSPORTATION TOTAL</b>	<b>268,169.07</b>	<b>268,169.07</b>	<b>89,014.38</b>	<b>54,120.29</b>	<b>52,975.05</b>	<b>179,154.69</b>	<b>0.00</b>	<b>0.00</b>	
<b>PORTFOLIO: CULTURE, SPORT AND LEISURE</b>											
CSL/5/784A	West Ruislip	31-46, Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	0.00	Funds have been allocated to the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned.
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 48299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/7/195A	Eastcote	Highgrove House, Eastcote Road, Ruislip, 10622/APP/2006/2494	9,578.00	9,578.00	0.00	0.00	0.00	9,578.00	9,578.00	0.00	Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	0.00	0.00	0.00	277,131.54	0.00	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. Earmarked towards Highgrove pool improvement programme. Subject to formal allocation of funds.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	0.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend.

## FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 30 SEPTEMBER 2010 (North Area)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2010)
			AS AT 30/9/10	AS AT 30/6/10	AS AT 30/9/10	AS AT 30/6/10	To 30/9/10	AS AT 30/9/10	AS AT 30/9/10	
		<b>CULTURE, SPORT AND LEISURE SUB - TOTAL</b>	371,861.98	371,861.98	0.00	0.00	0.00	371,861.98	22,916.00	
		<b>PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES</b>								
EYL/66/144	Northwood	68 Ducks Hill Road 11900/APP/2005/1087	183,044.65	183,044.65	99,819.57	99,819.57	0.00	83,225.08	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School. £75,852.85 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School. £35,000 spent towards Sacred Heart Primary School modernisation.
EYL/87/143B	Harefield	Dairy Farm, Breakspear Rd, Harefield 27314/APP/2005/844	103,122.52	103,122.52	74,935.52	74,935.52	0.00	28,187.00	28,187.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014 are to be repaid. Earmarked for primary school expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £28,187 received as an additional contribution for provision of educational places in the borough. No time limits on spend.
EYL/102/196	Harefield	19, Vernon Drive, Harefield. 57498/APP/2008/3031	739.00	739.00	0.00	0.00	0.00	739.00	739.00	Funds received towards the provision of nursery school places in the Borough. No time limits.
EYL/103/197A	Ruislip Manor	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632	68,689.00	68,689.00	34,980.79	34,980.79	0.00	33,708.21	33,708.21	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014). £34,980.79 spent towards Ruislip High School.
EYL/105/199B	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	37,459.20	37,459.20	0.00	0.00	0.00	37,459.20	0.00	Funds received towards the cost of providing education places within the Borough. No time limits on spend. Funds allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High school. (Cabinet Member decision 21/10/2010).
EYL/106/200A	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14659/APP/2008/2102	3,519.00	3,519.00	0.00	0.00	0.00	3,519.00	0.00	Funds received towards improvements to nearby educational facilities arising from the needs of the development. No time limit on spend. Funds allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High school. (Cabinet Member decision 21/10/2010).
EYL/108/202	Ickenham	179, Swakeleys Road, Ickenham. 52293/APP/2006/2360	8,037.00	8,037.00	0.00	0.00	0.00	8,037.00	8,037.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
EYL/110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	1,830,551.09	1,830,551.09	0.00	0.00	0.00	1,830,551.09	829,553.09	First and second installments towards the cost of providing educational places in or improvements to nursery, primary or secondary schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,325.95) and secondary (£658,998.38). Funds to be spent within 7 years of receipt of the first contribution (September 2016). Secondary contribution (£658,998) allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High school. (Cabinet Member decision 21/10/2010). £342,000 from the Nursery contribution allocated towards Deansfield Early Years Centre. (Cabinet Member decision 28/10/2010).
EYL/112/208	Northwood	110, Green Lane, Northwood 46543/APP/2005/2687	4,085.75	4,085.75	0.00	0.00	0.00	4,085.75	4,085.75	Funds received towards additional or improved education facilities in the Northwood area. No time limits.
EYL/113/211	Ickenham	1a, Woodstock Drive, Ickenham. 65754/APP/2009/200	8,953.00	8,953.00	0.00	0.00	0.00	8,953.00	8,953.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site. No time limits.
EYL/115/215B	Ruislip	5 to 11 Reservoir Road, Ruislip. 61134/APP/2006/280	22,087.13	22,087.13	0.00	0.00	0.00	22,087.13	22,087.13	Funds received towards the provision of education facilities within the Borough of Hillingdon. No time limits on spend.
EYL/117/213	Northwood	1, Oakhurst, Northgate, Northwood. 30779/APP/2009/2036	4,441.00	4,441.00	0.00	0.00	0.00	4,441.00	4,441.00	Funds received towards additional or improved education facilities to accommodate primary and nursery places within a 3 mile radius of the development. No time limits.
EYL/120/217A	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,193.00	7,193.00	0.00	0.00	0.00	7,193.00	7,193.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.

## FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 30 SEPTEMBER 2010 (North Area)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/9/10	TOTAL INCOME AS AT 30/6/10	TOTAL EXPENDITURE AS AT 30/9/10	TOTAL EXPENDITURE AS AT 30/6/10	2010 / 2011 EXPENDITURE To 30/9/10	BALANCE OF FUNDS AS AT 30/9/10	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/9/10	COMMENTS (as at mid November 2010)
EYL121/221	Ruislip Manor	2, Windmill Hill, Ruislip. 35595/APP/2008/2951	6,438.00	0.00	0.00	0.00	0.00	6,438.00	6,438.00	Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	2,288,359.34	2,281,921.34	209,735.88	209,735.88	0.00	2,078,623.46	953,422.18	
		<b>PORTFOLIO: FINANCE AND CORPORATE SERVICES</b>								
		FINANCE & CORPORATE SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		<b>PORTFOLIO: IMPROVEMENT, PARTNERSHIPS AND COMMUNITY SAFETY</b>								
		PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		<b>PORTFOLIO: ENVIRONMENT</b>								
E/46/176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 2717/APP/2007/1440	21,195.00	21,195.00	0.00	0.00	0.00	21,195.00	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site. <b>Funds allocated towards scheme of improvements at The Gravel Pits (Cabinet Member Decision 3/9/2010).</b>
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	0.00	0.00	0.00	38,258.39	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately 29k for bins and benches and £30k for children's play spaces. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. <b>Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010).</b>
E/48/181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3269	2,030.70	2,030.70	1,315.31	1,315.31	0.00	715.39	0.00	Funds received for an interpretation sign to be located in the nearby plot of land known as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purposes. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalised to show for March quarter. Journal completed.
E/50/180B	Northwood Hills	16, Watford Rd and 36, Brookend Drive, Northwood planning ref. 62535/APP/2007/2726	20,253.00	20,253.00	0.00	0.00	0.00	20,253.00	0.00	Funds received towards the costs of providing local open space facilities at Frithwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Frithwood Park. <b>Funds allocated towards the provision of a new play area at Frithwood Park. (Cabinet Member Decision 3/9/2010).</b>
E/56/200C	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14639/APP/2008/2102	5,652.00	5,652.00	0.00	0.00	0.00	5,652.00	0.00	Funds received towards improvements to nearby open space facilities. No time limits for spend. <b>Funds allocated towards improvements at Bessingby Park Complex. (Cabinet Member Decision 3/6/2010).</b>
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	118,803.95	118,803.95	0.00	0.00	0.00	118,803.95	118,803.95	Contribution received towards the provision or improvement of outdoor sports facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/58/205E	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	28,275.50	28,275.50	0.00	0.00	0.00	28,275.50	0.00	Contribution received to improve the High Grove Nature Reserve and upgrade the path network. Works are specified in the agreement. Funds to be spent by Sept 2011.
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	28,994.76	0.00	0.00	0.00	28,994.76	28,994.76	Contribution received towards open space/recreation improvements or other green spaces in the locality. No time limits on spend.



FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 30 SEPTEMBER 2010 (North Area)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/9/10	TOTAL INCOME AS AT 30/6/10	TOTAL EXPENDITURE AS AT 30/9/10	TOTAL EXPENDITURE AS AT 30/6/10	2010 / 2011 EXPENDITURE To 30/9/10	BALANCE OF FUNDS AS AT 30/9/10	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/9/10	COMMENTS (as at mid November 2010)
E/61/217B	Harefield	34, High Street, Harefield, 259/APP/2009/2391	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	7,000.00	Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site.
		<b>ENVIRONMENT SUB-TOTAL</b>	<b>270,463.30</b>	<b>270,463.30</b>	<b>1,315.31</b>	<b>1,315.31</b>	<b>0.00</b>	<b>269,147.99</b>	<b>154,798.71</b>	
<b>PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING</b>										
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip, 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip, 11924/APP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014).
H/15/205F *65	Eastcote	RAF Eastcote, Lime Grove, Ruislip, 10189/APP/2004/1781	184,653.23	184,653.23	0.00	0.00	0.00	184,653.23	0.00	Funds received towards the cost of providing primary healthcare facilities within the Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014.
		<b>HOUSING SUB-TOTAL</b>	<b>220,924.33</b>	<b>220,924.33</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>220,924.33</b>	<b>0.00</b>	
		<b>SECTION 106 SUB - TOTAL</b>	<b>3,236,122.30</b>	<b>3,229,684.30</b>	<b>237,807.09</b>	<b>222,025.78</b>	<b>18,875.70</b>	<b>2,998,315.21</b>	<b>1,131,136.89</b>	
		<b>GRAND TOTAL ALL SCHEMES</b>	<b>3,419,778.02</b>	<b>3,413,340.02</b>	<b>300,065.57</b>	<b>265,171.48</b>	<b>52,975.05</b>	<b>3,119,712.45</b>	<b>1,131,136.89</b>	

NOTES

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

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

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 £309,349.42)

\*24: PT25 £37,425.09 reasonable period\* for expenditure without owner's agreement has lapsed

\*32: PT278/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

\*49: PT278/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

\*55: H9/194C £21,675.10 funds have been received to provide health care facilities in the borough therefore are for the Hillingdon PCT to spend.

\*57: H11/195B £3,156.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.

\*58: H12/197B £11,440.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.

\*62: PT278/197 £23,000.00 held as security for the due and proper execution of the works.

\*65: H15/205F £184,653.23 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.

\*66: PT278/72 £18,000.00 funds received as a security deposit to ensure the proper execution of works.

£309,349.42

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A  
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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# Plans for North Planning Committee

11th January 2011



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

**Report of the Head of Planning & Enforcement Services**

**Address** 8 SUNNINGDALE AVENUE RUISLIP

**Development:** Two storey detached building with habitable roofspace comprising 8 two-bedroom flat with associated parking and amenity space, involving enlargement of existing vehicular crossover to front and demolition of existing two storey detached building for use as Class C2 (Residential Institutions.)

**LBH Ref Nos:** 19038/APP/2010/2638

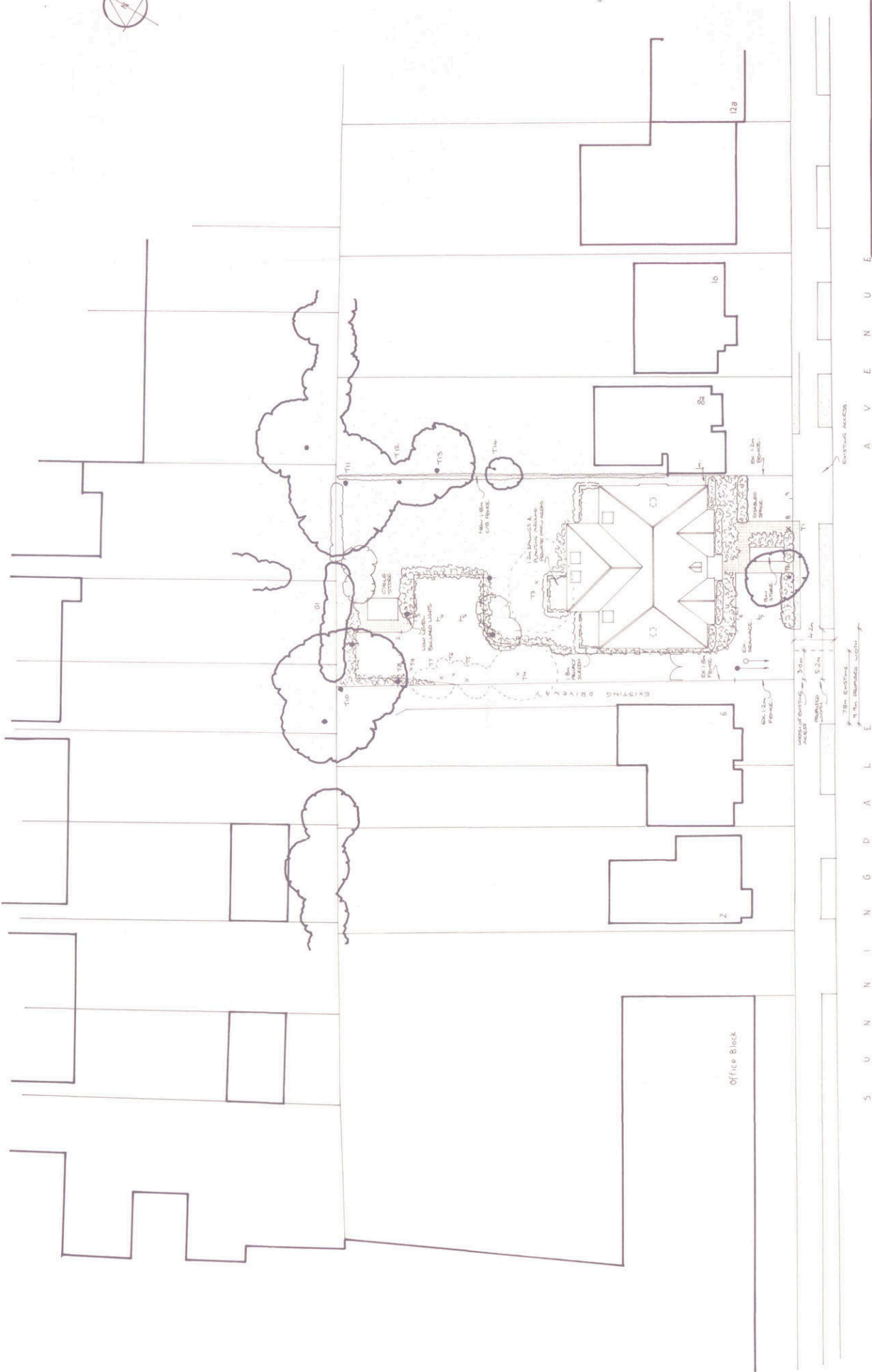
**Date Plans Received:** 15/11/2010

**Date(s) of Amendment(s):**

**Date Application Valid:** 19/11/2010



PROFESSIONAL ENGINEER  
002 458 111  
Civil  
REGISTERED ENGINEER



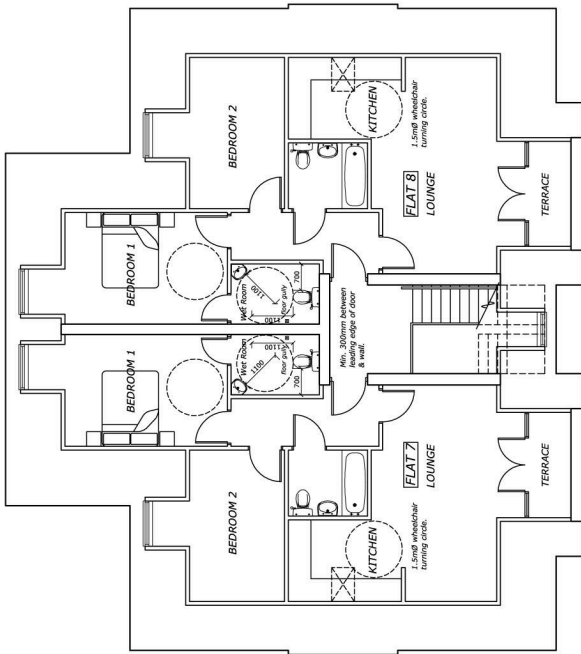
S U N N I N G D A L E  
A V E N U E  
E

LAND AT 8 SUNNINGDALE AVENUE, EASTCOTE.

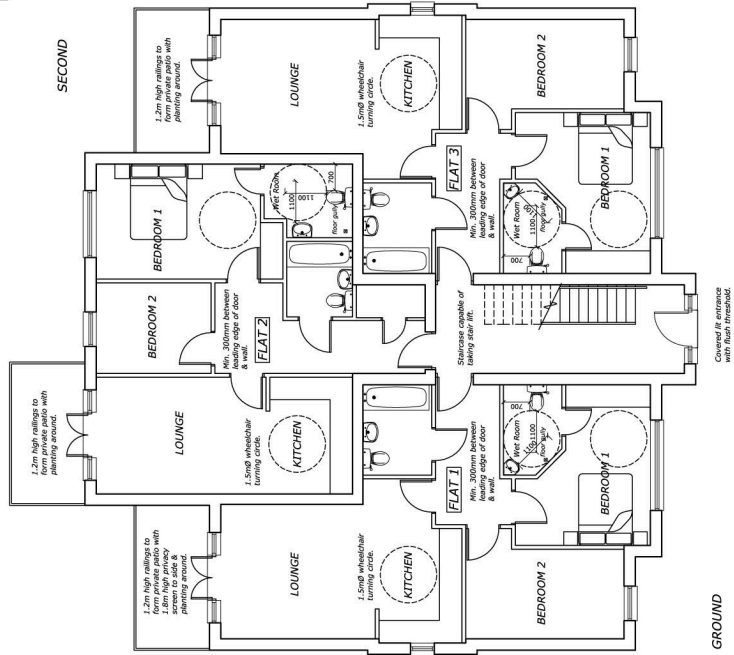
**W J Macleod**  
ARCHITECT

70 High Street, Northcote Melbourne VIC, phone 1300 360020

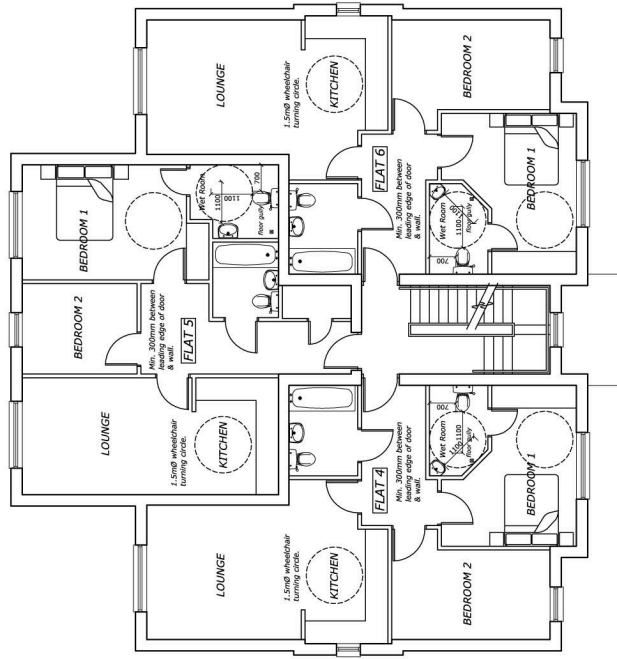
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Date	3 / 11 / 10
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Drawn By	E.
Check Reference	E.



SECOND



GROUND



FIRST



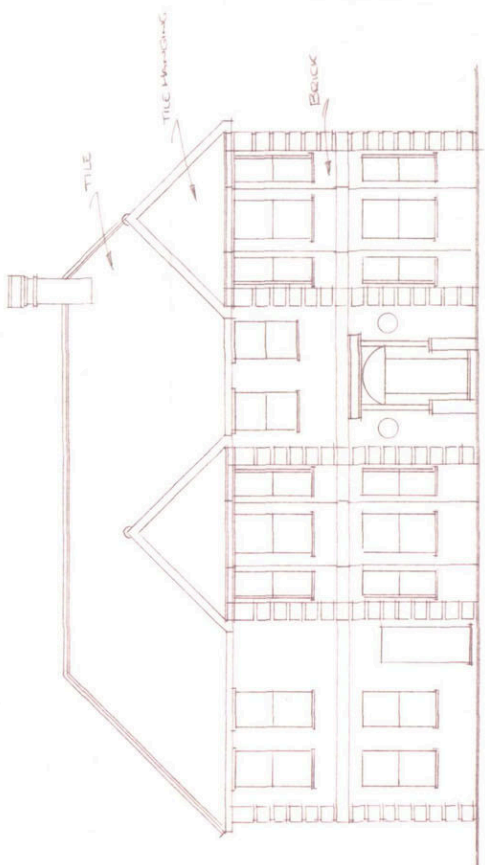
FLOOR PLANS

LAND AT 8 SUNNINGDALE AVENUE,  
 EASTCOTE.

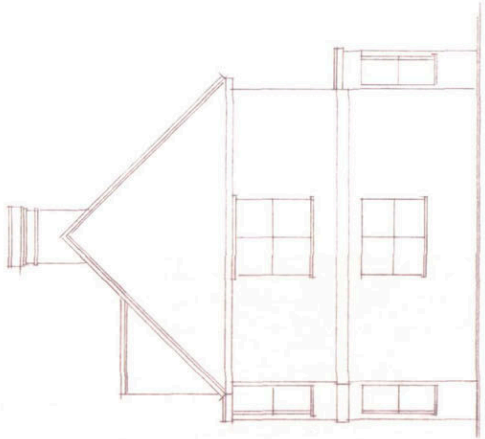
**W J Macleod**  
 ARCHITECT  
 750 High Street, Northwood Mid Sussex TN16 1EL  
 phone: 01293 858800

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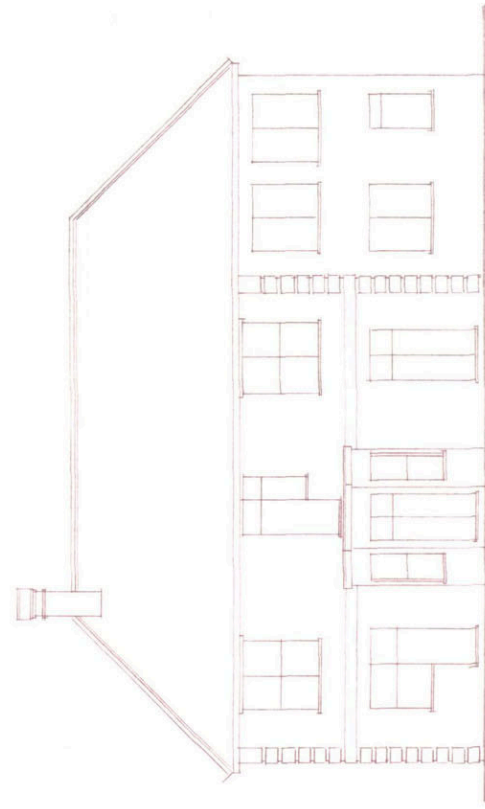




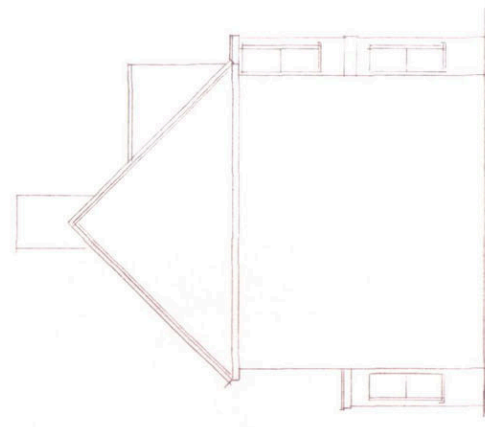
South East



North East



North West



South West

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EXISTING ELEVATIONS

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Date	28/4/10
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Drawn By	
Drawn	
Drawn	
Drawn	

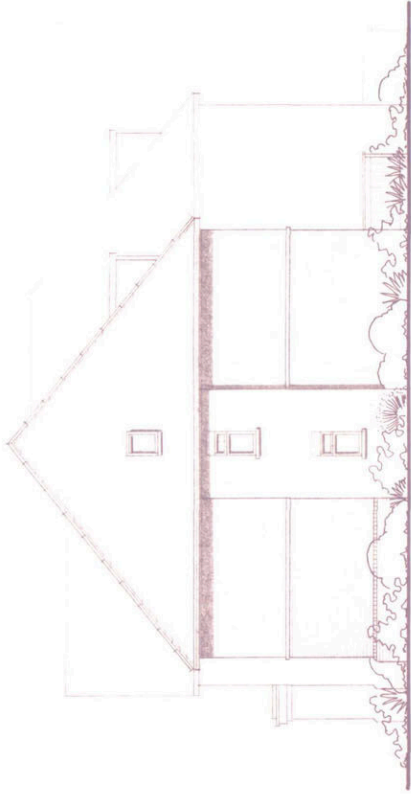
**W J Macleod**  
 ARCHITECT  
18-20 West Whitechapel Road, London E1 1BB

LAND AT 8 SUNNIGDALE AVENUE,  
 EASTCOTE





South East

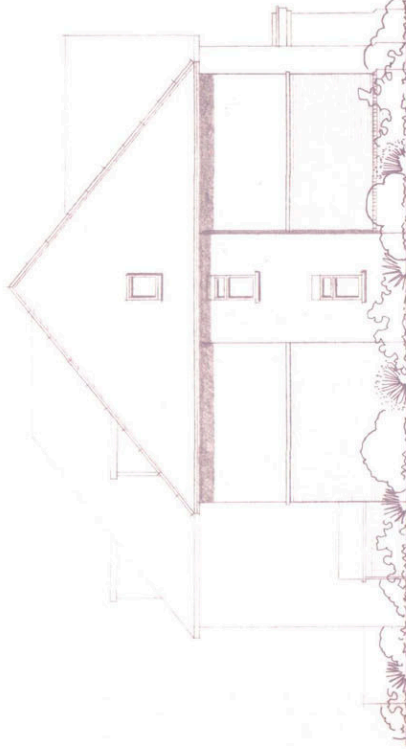


North East

NOTE!  
ABSOLUTELY GUARDED  
TOP FLOOR AND  
WINDOBS TO SIDES.



North West



South West



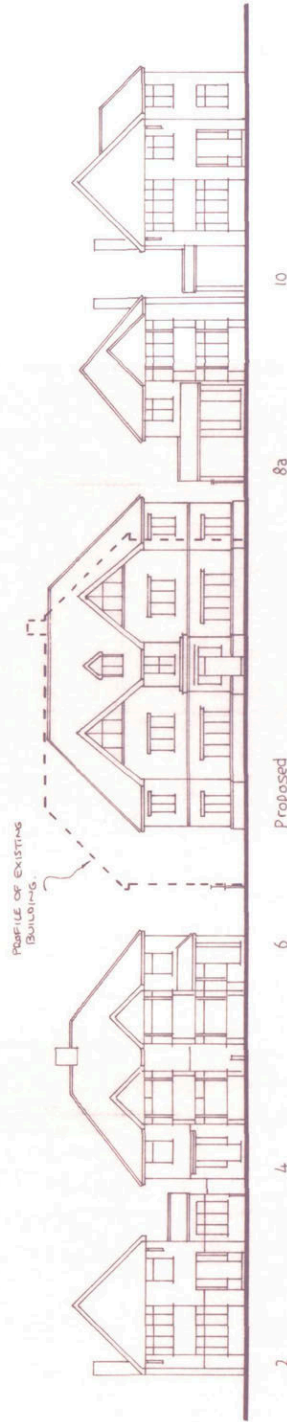
LAND AT 8 SUNNIGDALE AVENUE,  
EASTCOTE

**W J Macleod**  
ARCHITECT  
15-160 Street, Perth, Western Australia, Tel: 08 9447 1100

Drawing Number	Issue No	Date	Scale
10 / 3215 / 9	4	4 / 11 / 10	1 : 100 / A2

ELEVATIONS

UNIVERSITY OF WILLOWHILL  
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GROUP



LOW BOARD OF HALLINGDALE  
 REGISTERED  
 17 NOV 2010  
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 GROUP

LAND AT 8 SUNNIGDALE AVENUE  
 EASTCOTE

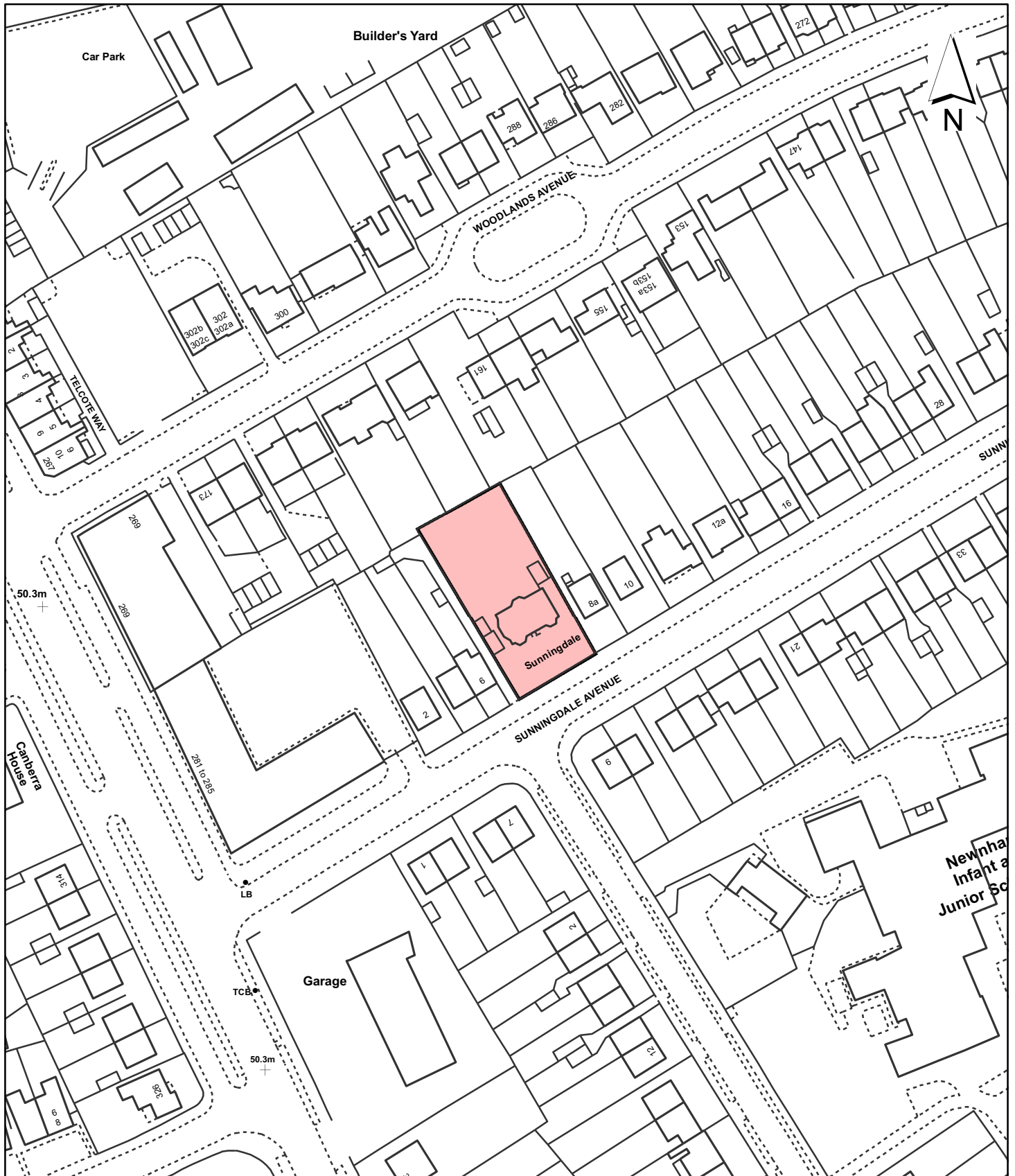


SITE SECTION/  
 STREET SCENE


Project Number	10 / 3215 / 10
Date	3 / 11 / 10
Scale	1:200 / A2
Author	E
Drawn by	
Time	

**W J Macleod**  
 ARCHITECT  
75 High Street, Edinburgh, Scotland, UK, EH1 1TH (0131) 660007





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**8 Sunningdale Avenue  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:

**19038/APP/2010/2638**

Scale

**1:1,250**

Planning Committee

**North** Page 107

Date

**December  
2010**



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** LAND AT JUNCTION OF FIELD END ROAD EASTCOTE ROAD RUISLIP

**Development:** Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole, complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary.

**LBH Ref Nos:** 59310/APP/2010/2005

**Date Plans Received:** 26/08/2010

**Date(s) of Amendment(s):**

**Date Application Valid:** 26/08/2010

SITE LOCATION

SITE GRID REFERENCE 510588E 188638N  
SCALE 1:50000

SITE LOCATION

SITE GRID REFERENCE 510588E 188638N  
SCALE 1:1250

SITE PHOTOGRAPH

NOTES:

1. SITE ACCESS: FROM THE M25 TAKE J18 EAST ON THE A404 TOWARDS NORTHWOOD. AT THE ROUNDABOUT TURN RIGHT INTO JOEL STREET. CONTINUE DOWN THE ROAD TO THE MINI ROUNDABOUT. TURN RIGHT AND GO TO THE NEXT MINI ROUNDABOUT. THE SITE IS LOCATED ON THE R.H. SIDE. LOOK FOR STREET LIGHT 58.

2. SURROUNDING AREA IS RESIDENTIAL

3. DISTANCE TO PUBLIC HIGHWAY IS 2.0m APPROX.

REPRODUCED FROM ORDINANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE.  
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LONGBORO OF HILLINGDON RECEIVED  
26 AUG 2010  
PLANNING & TRANSPORTATION GROUP

CELL NAME	OPTION	DRAWN	CHECKED	APPROVED	DATE	SCALE
SOUTH HILLINGDON	A	VENY	AKSESS	CA	09.02.10	AS SHOWN
SITE ADDRESS		CORNERSTONE ID	HOST ID	SHARER ID		
EASTCOTE ROAD		CS - 10202	02 - 10297	VF - 46999		
EASTCOTE VILLAGE		CONSULTANT REF No.				
HILLINGDON		1293/001				
HAS 20W		PURPOSE OF ISSUE	DRAWING No.	REVISION		
DRAWING TITLE		PLANNING	100			
SITE LOCATION MAPS						A

**Tyco Electronics**  
Tyco Electronics UK Infrastructure Ltd.  
Herbol House  
Herbol Road  
Chertsey, Surrey  
KT16 5DT  
Telephone 01932 575 900 Fax 01932 575 901

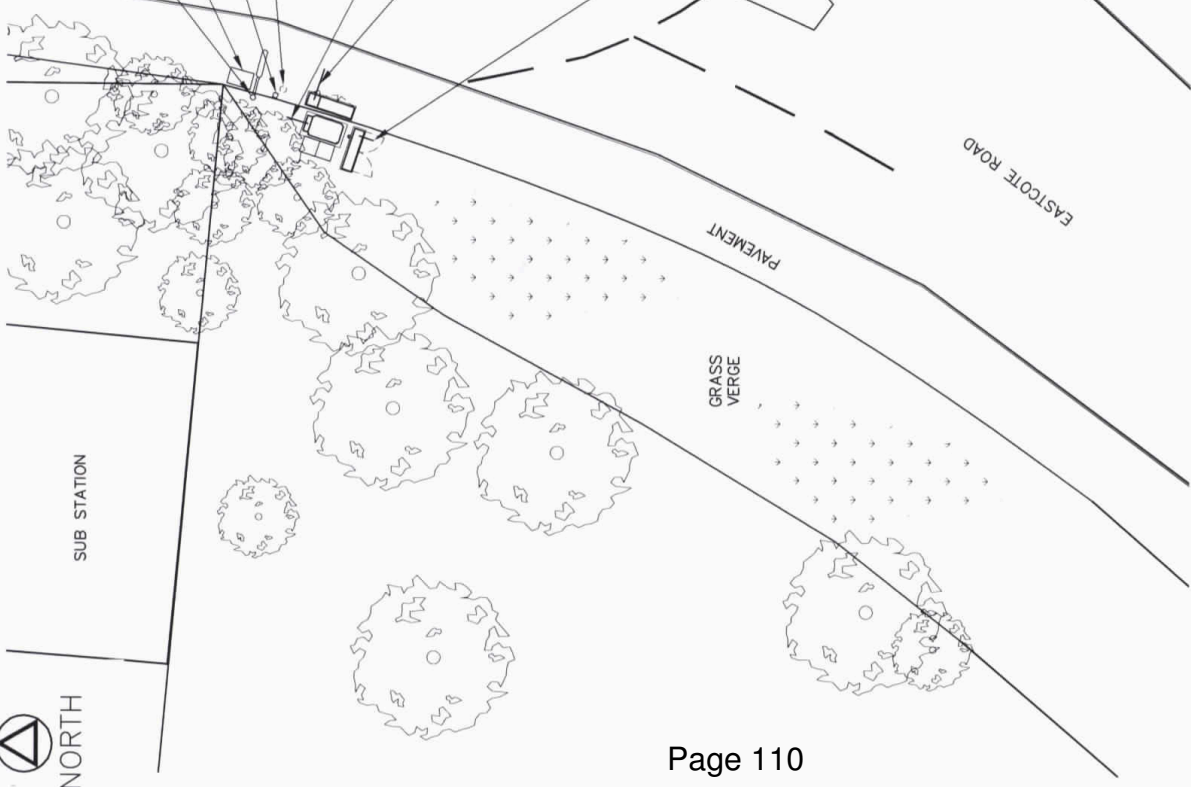
CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
A	26.05.10	ANTENNA ORIENTATIONS REVISED	BU	SY

Page 109



SUB STATION



SITE LOCATION PLAN  
SCALE 1:200

LON BORO OF HILLINGDON  
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 GROUP

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
  2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
  3. THE DRAWINGS COMPLY WITH O<sub>2</sub> (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.

OPTION	A	DRAWN	VENY	CHECKED	AKSESS	APPROVED	CA	DATE	09.02.10	SCALE	AS SHOWN
CORNERSTONE ID	CS - 10202	HOST ID	O2 - 009076	SHARER ID	VF - 46999						
CONSULTANT REF No.	1293/001										
PURPOSE OF ISSUE	PLANNING	DRAWING No.	200	REVISION	C						

**CELL NAME** SOUTH HILLINGDON  
**SITE ADDRESS** EASTCOTE ROAD  
 EASTCOTE VILLAGE  
 HILLINGDON  
 HA5 2QW  
**DRAWING TITLE** SITE LOCATION PLAN

**Tyco Electronics**  
 Tyco Electronics UK Infrastructure Ltd.  
 Herford House  
 Cherry Road  
 Chertsey, Surrey  
 KT16 9JY  
 Telephone 01932 575 900 Fax 01932 575 901



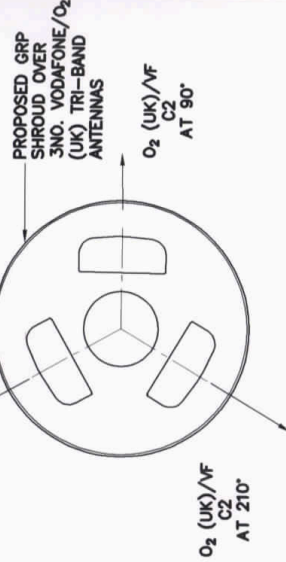
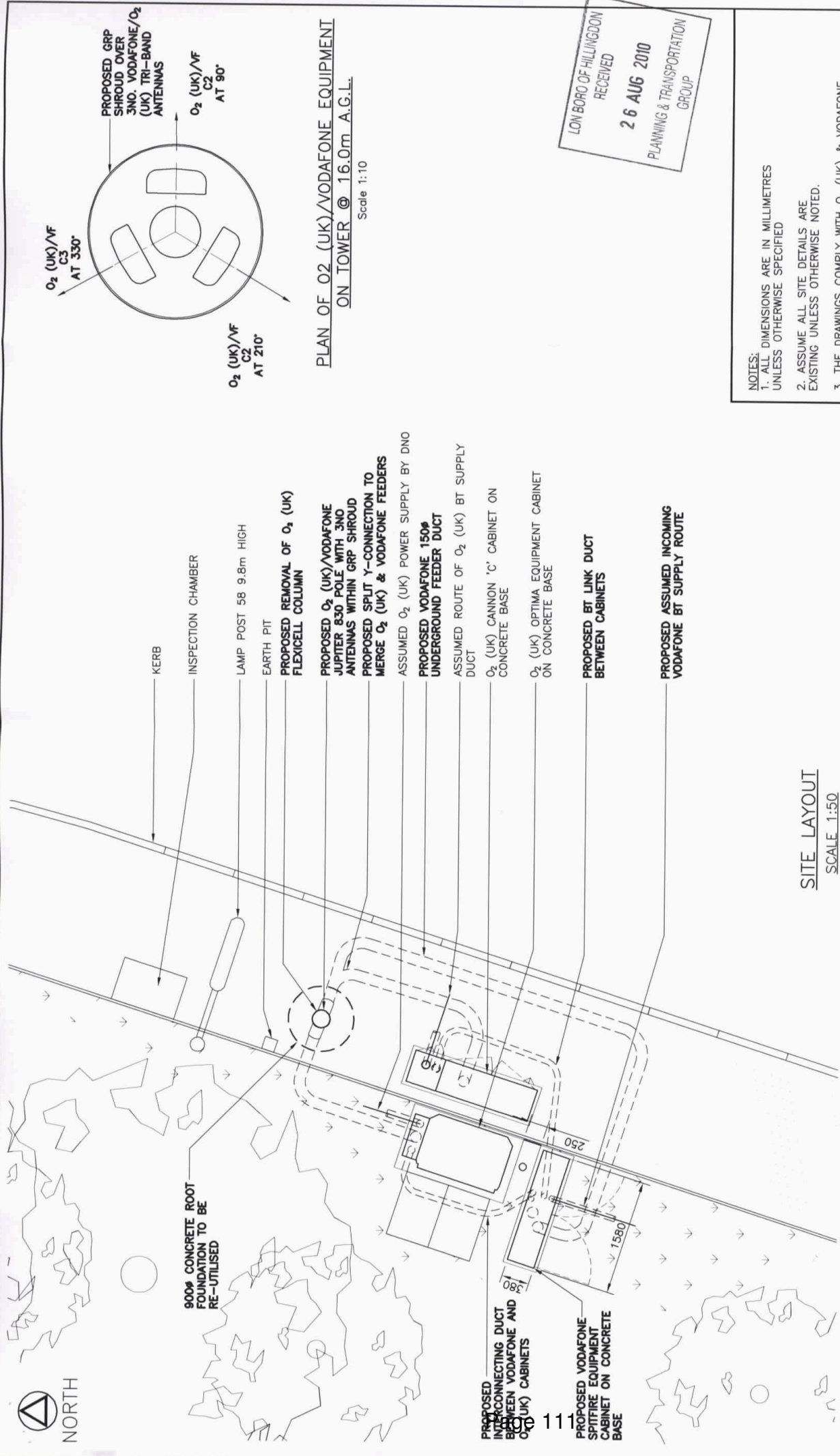
CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
C	24.08.10	CABINET LOCATION REVISED	VC	AKSESS
B	12.07.10	CABINET TYPE REVISED	BU	ST
A	28.05.10	ANTENNA ORIENTATIONS REVISED	BU	ST





NORTH



PLAN OF O2 (UK)/VODAFONE EQUIPMENT  
ON TOWER @ 16.0m A.G.L.  
Scale 1:10

LOW BORO OF HILLINGDON  
RECEIVED  
26 AUG 2010  
PLANNING & TRANSPORTATION  
GROUP

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
  2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
  3. THE DRAWINGS COMPLY WITH O2 (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.

OPTION	A	DRAWN	VENY	CHECKED	AKSESS	APPROVED	CA	DATE	09.02.10	SCALE	AS SHOWN
CORNERSTONE ID	CS - 10202	HOST ID	O2 - 009076	SHARER ID	VF - 46999						
CONSULTANT REF No.	1293/001										
PURPOSE OF ISSUE	PLANNING	DRAWING No.	400	REVISION	C						

CELL NAME: SOUTH HILLINGDON  
 SITE ADDRESS: EASTCOTE ROAD, EASTCOTE VILLAGE, HILLINGDON, HA5 2ZW  
 DRAWING TITLE: SITE LAYOUT AND EQUIPMENT PLAN

**Tyco Electronics**  
 Tyco Electronics UK Infrastructure Ltd.  
 Heriot House, Heriot Road, Chertsey, Surrey, KT16 9DT  
 Telephone 01932 575 900 Fax 01932 575 901



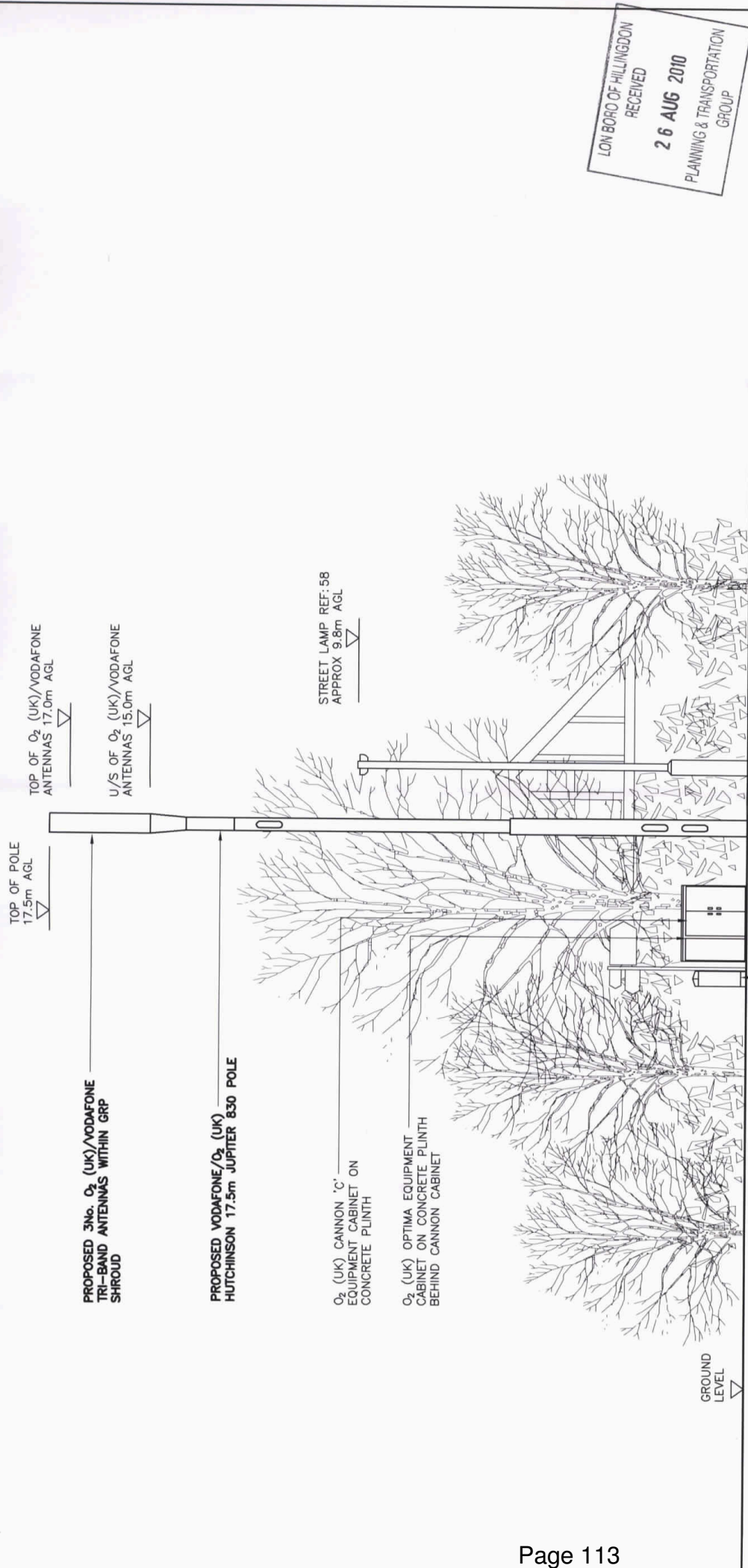
CORNERSTONE PROJECT

SITE LAYOUT  
SCALE 1:50

REV.	DATE	REMARKS	BY	CHK.
C	24.06.10	CABINET LOCATION REVISED	VC	AKSESS
B	12.07.10	CABINET TYPE REVISED	BU	SY
A	26.05.10	ANTENNA ORIENTATIONS REVISED	BU	SY

- PROPOSED INTERCONNECTING DUCT BETWEEN VODAFONE AND O2 (UK) CABINETS
- PROPOSED VODAFONE SPLITTER EQUIPMENT CABINET ON CONCRETE BASE
- PROPOSED BT LINK DUCT BETWEEN CABINETS
- PROPOSED ASSUMED INCOMING VODAFONE BT SUPPLY ROUTE





LON BORO OF HILLINGDON  
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 26 AUG 2010  
 PLANNING & TRANSPORTATION  
 GROUP

PROPOSED VODAFONE SPIRE  
CABINET ON CONCRETE BASE

PROPOSED ELEVATION 'A'  
SCALE 1:100

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
  2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
  3. THE DRAWINGS COMPLY WITH O<sub>2</sub> (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.

REV.	DATE	REMARKS	BY	CHK.
C	24.08.10	CABINET LOCATION REVISED	VC	AK/SSS
B	12.07.10	CABINET TYPE REVISED	BJ	SY
A	26.05.10	ANTENNA ORIENTATIONS REVISED	BJ	SY

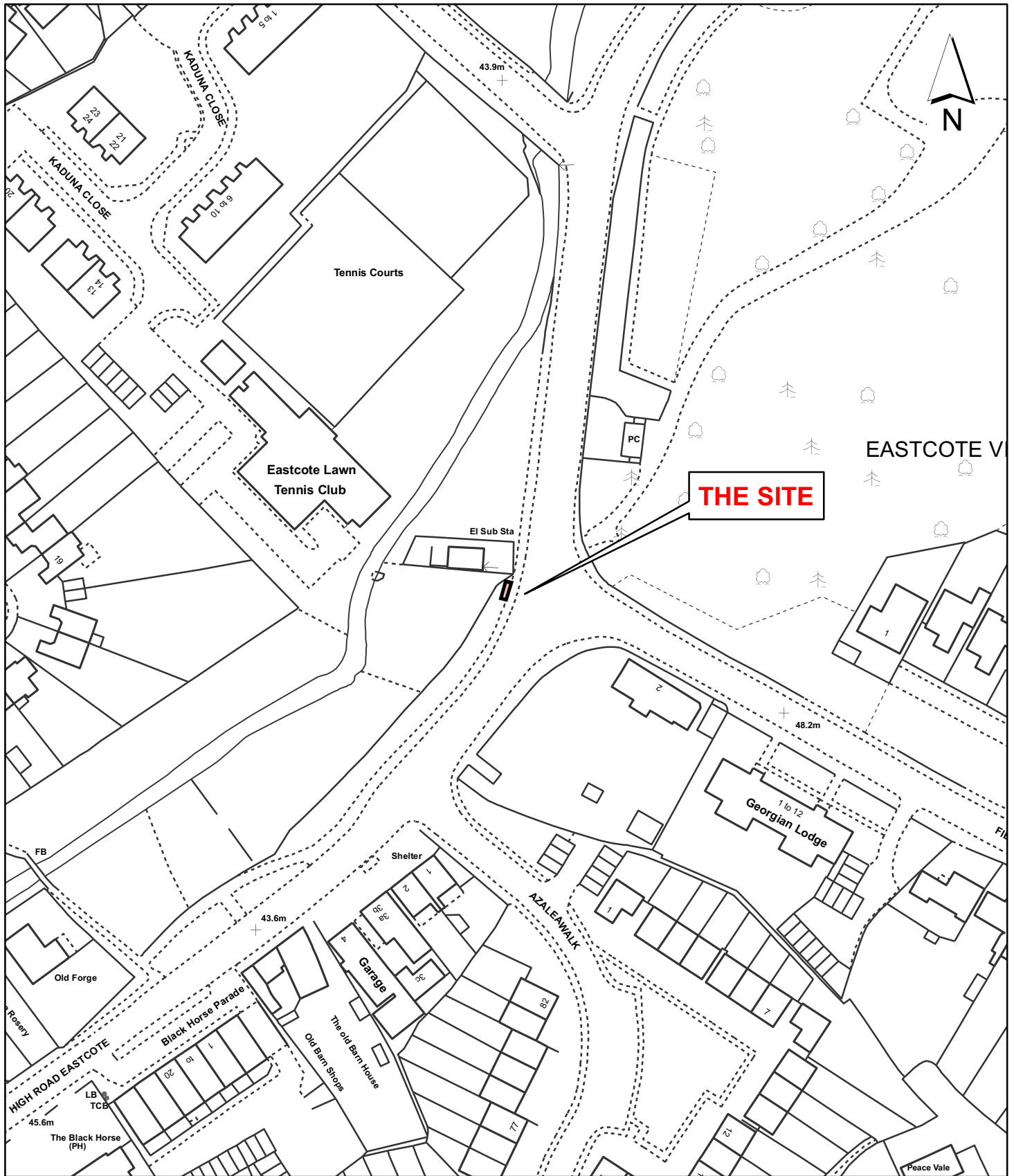
CELL NAME	SOUTH HILLINGDON		
SITE ADDRESS	EASTCOTE ROAD EASTCOTE VILLAGE HILLINGDON HAS 2QW		
DRAWING TITLE	PROPOSED SITE ELEVATION		

OPTION	A	
DRAWN	VENY	
CHECKED	AK/SSS	
APPROVED	CA	
DATE	09.02.10	
SCALE	AS SHOWN	
CORNERSTONE ID	HOST ID	SHARER ID
CS - 10202	O2 - 009076	VF - 46999
CONSULTANT REF No. 1293/001		
PURPOSE OF ISSUE		DRAWING No.
PLANNING		301
		REVISION
		C

		<b>Tyco Electronics</b> Tyco Electronics UK Infrastructure Ltd. Herold House Herold Road Chertsey, Surrey KT16 9DT Telephone 01932 575 900 Fax 01932 575 901	
		CORNERSTONE PROJECT	



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land at junction of  
Field End Road / Eastcote Road  
Ruislip**

Planning Application Ref:

**59310/APP/2010/2005**

Planning Committee

**North** Page 114

Scale

**1:1,250**

Date

**December  
2010**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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



**HILLINGDON**  
LONDON

## **Report of the Head of Planning & Enforcement Services**

**Address** LAND AT JUNCTION OF A40 AND SWAKELEYS ROAD ICKENHAM

**Development:** Replacement of existing 12.5 metre high monopole with a 15 metre high monopole mobile phone mast, one replacement and one additional radio equipment cabinet with ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

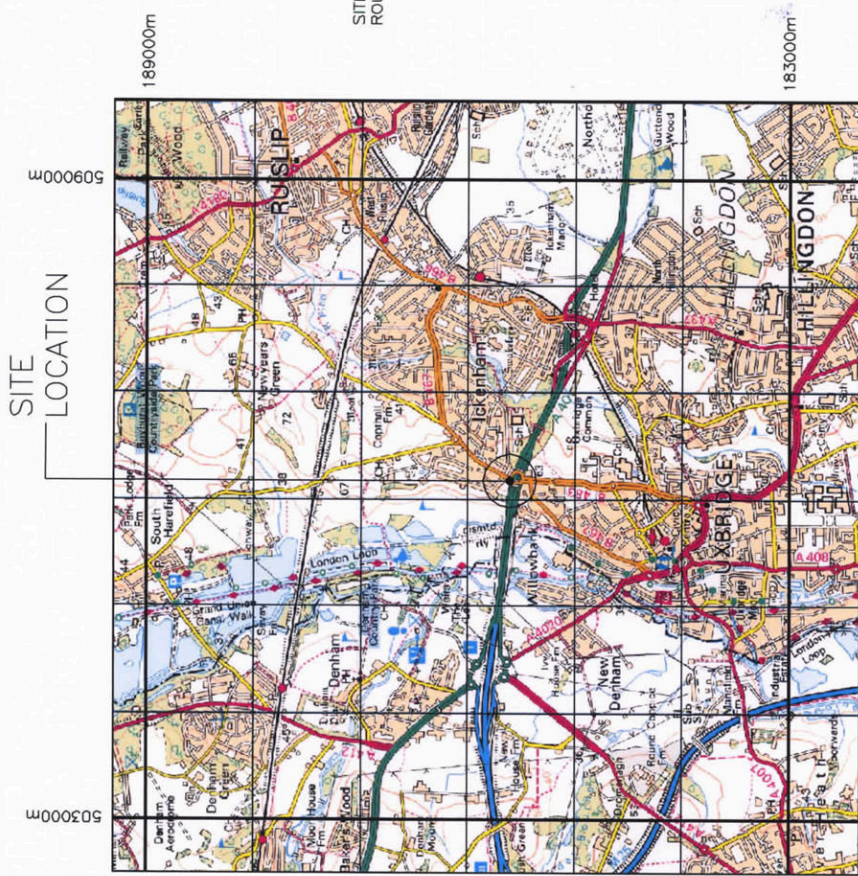
**LBH Ref Nos:** 56342/APP/2010/2732

**Date Plans Received:** 25/11/2010                      **Date(s) of Amendment(s):**

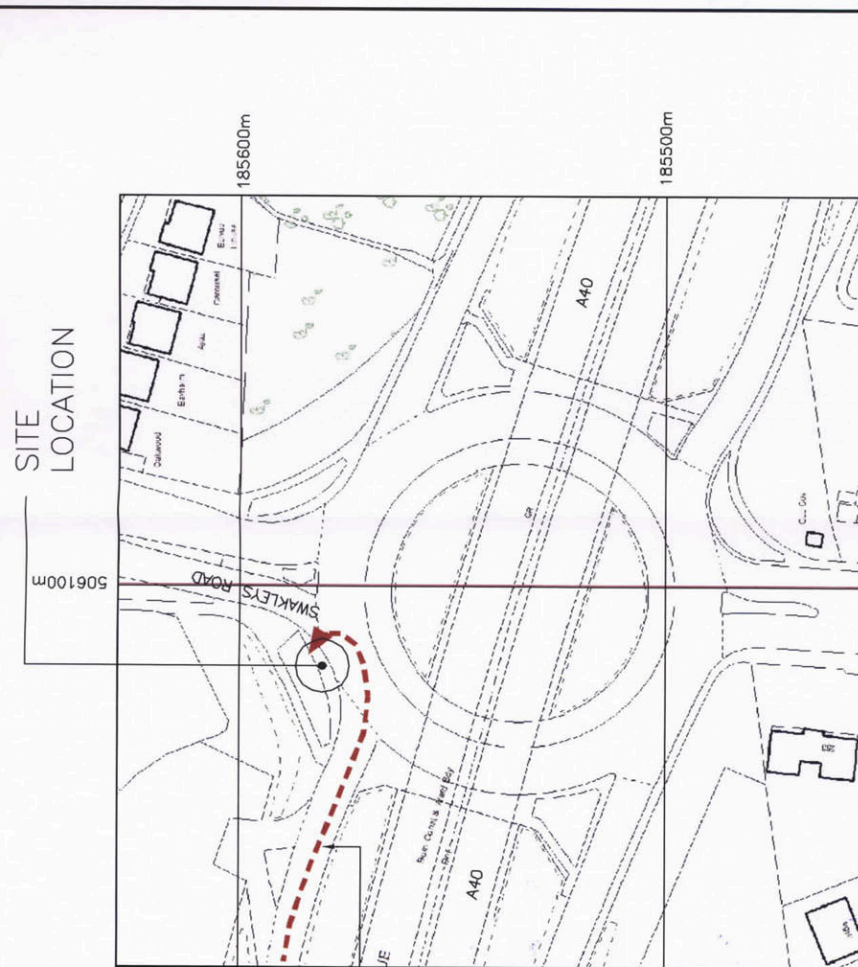
**Date Application Valid:** 25/11/2010



NORTH



SITE GRID REFERENCE 506180E 185584N  
SCALE 1:50000



SITE GRID REFERENCE 506180E 185584N  
SCALE 1:1250



SITE PHOTOGRAPH

- NOTES:
1. SITE ACCESS: M25 J16 (M40), HEAD EAST ONTO A40, FOLLOW A40 TO SECOND EXIT JUNCTION WITH B467. SITE IS FOUND AT END OF SLIP ROAD ON THE LEFT HAND SIDE
  2. SURROUNDING AREA IS RESIDENTIAL
  3. DISTANCE TO PUBLIC HIGHWAY IS 2.0m APPROX.

LON BORO OF HILLINGDON  
RECEIVED  
25 NOV 2010  
PLANNING & TRANSPORTATION  
GROUP

REPRODUCED FROM ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE.  
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CELL NAME	A40 WILLOWBANK	OPTION	A
SITE ADDRESS	SWAKLEYS ROAD ICKENHAM MIDDLESEX UB10 8DA	CORNERSTONE ID	CS - 10428
DRAWN	VENY	CHECKED	AC
APPROVED	-	DATE	12.02.10
SCALE	N/A	SHARER ID	VF - 78951
HOST ID	02 - 12607	CONSULTANT REF No.	1293/012
DRAWING No.	100	PURPOSE OF ISSUE	PLANNING
REVISION	A		

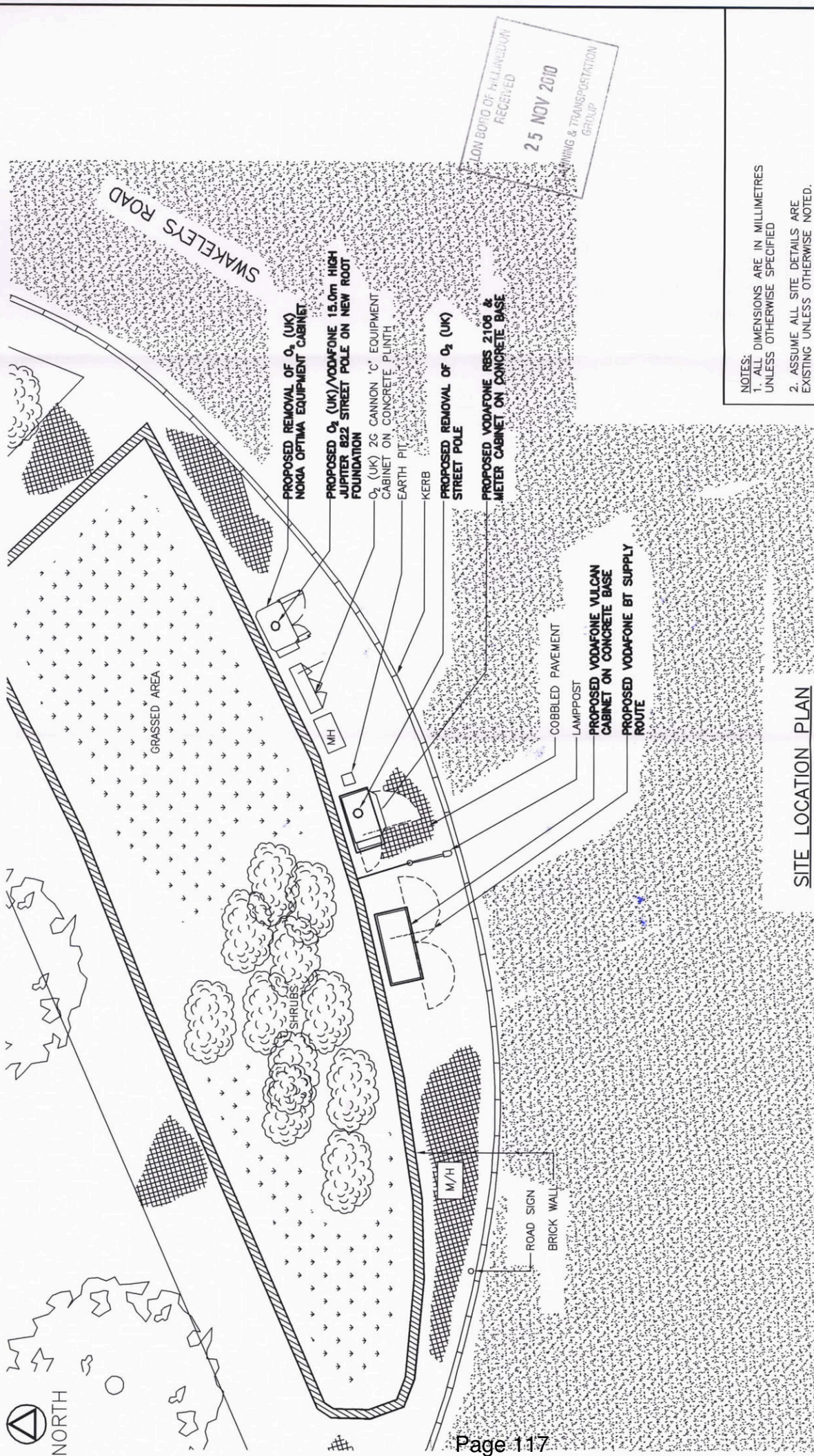
**Tyco Electronics**  
Tyco Electronics UK Infrastructure Ltd.  
Hortol House  
Hortol Road  
Chorley, Surrey  
K116 9ET  
Telephone 01932 575 900 Fax 01932 575 901

CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
A	01.08.10	ROUTE AMENDED ON MAP	CH	ASSESS



NORTH



LONG BOTD OF HILLINGDON RECEIVED  
25 NOV 2010  
PLANNING & TRANSPORTATION GROUP

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
  2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
  3. THE DRAWINGS COMPLY WITH O<sub>2</sub> (UK) & VODAFONE STANDARD ICNIRP GUIDELINES.

**SITE LOCATION PLAN**  
SCALE 1:100

OPTION	A	DRAWN	VENY	CHECKED	AC	APPROVED	-	DATE	12.02.10	SCALE	N/A
CORNERSTONE ID	CS - 10428	HOST ID	02 - 12607	SHARER ID	VF - 78951						
CONSULTANT REF No.	1293/012										
PURPOSE OF ISSUE	PLANNING	DRAWING No.	200	REVISION	A						

CELL NAME  
A40 WILLOWBANK

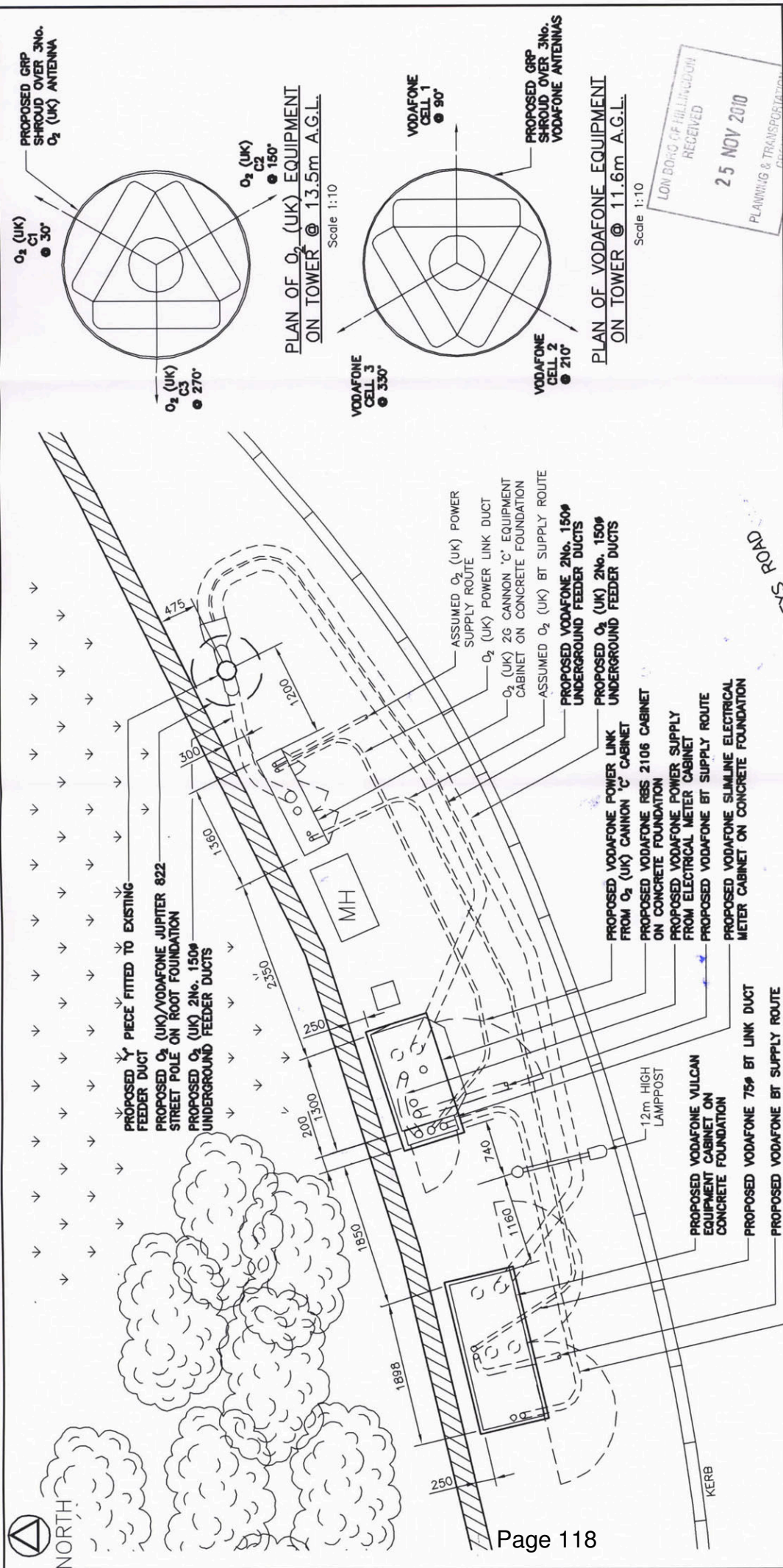
SITE ADDRESS  
SWAKLEYS ROAD  
ICKENHAM  
MIDDLESEX  
UB10 8DA

DRAWING TITLE  
SITE LOCATION PLAN

Tyco Electronics UK Infrastructure Ltd.  
Hortle House,  
Hortle Road,  
Chorley, Surrey  
FY16 9DT  
Telephone 01932 375 900 Fax 01932 375 901

CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
A	01.08.10	TOWER RELOCATED AND CABINET ADDED	VC	ARSSS



LOW BOARD OF HILLINGDON RECEIVED  
25 NOV 2010  
PLANNING & TRANSPORTATION

- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
  2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
  3. THE DRAWINGS COMPLY WITH O<sub>2</sub> (UK) & VODAFONE STANDARD ICNIRP GUIDELINES.

**SITE LAYOUT**  
SCALE 1:50

CELL NAME A40 WILLOWBANK		DATE 12.02.10	SCALE N/A
SITE ADDRESS SMACKLEYS ROAD ICKENHAM MIDDLESEX UB10 8DA		HOST ID O2 - 12607	SHARER ID VF - 78951
DRAWING TITLE SITE LAYOUT AND EQUIPMENT PLAN		CORNERSTONE ID CS - 10428	CONSULTANT REF No. 1293/012
OPTION A	CHECKED VENY AC	APPROVED	DRAWING No. 400
REVISIONS	REMARKS	DATE	BY
A	01.08.10 TOWER RELOCATED AND CABINET ADDED		VC
			CHK.

**Tyco Electronics**  
Tyco Electronics UK Infrastructure Ltd.  
Harold House  
Harold Road  
Chesham  
Bucks HP8 4JY  
Telephone: 01832 575 900 Fax: 01832 575 901



CORNERSTONE PROJECT





LOW BOARD OF HILLINGDON  
RECEIVED  
25 NOV 2010  
PLANNING & TRANSPORTATION  
GROUP



NOTES:  
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED  
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.  
3. THE DRAWINGS COMPLY WITH O<sub>2</sub> (UK) & VODAFONE STANDARD ICNIRP GUIDELINES.

PROPOSED ELEVATION 'A'  
SCALE 1:100

REV.	DATE	REMARKS	BY	CHK.
A	01.08.10	TOWER RELOCATED AND CABINET ADDED	VC	ANSESS

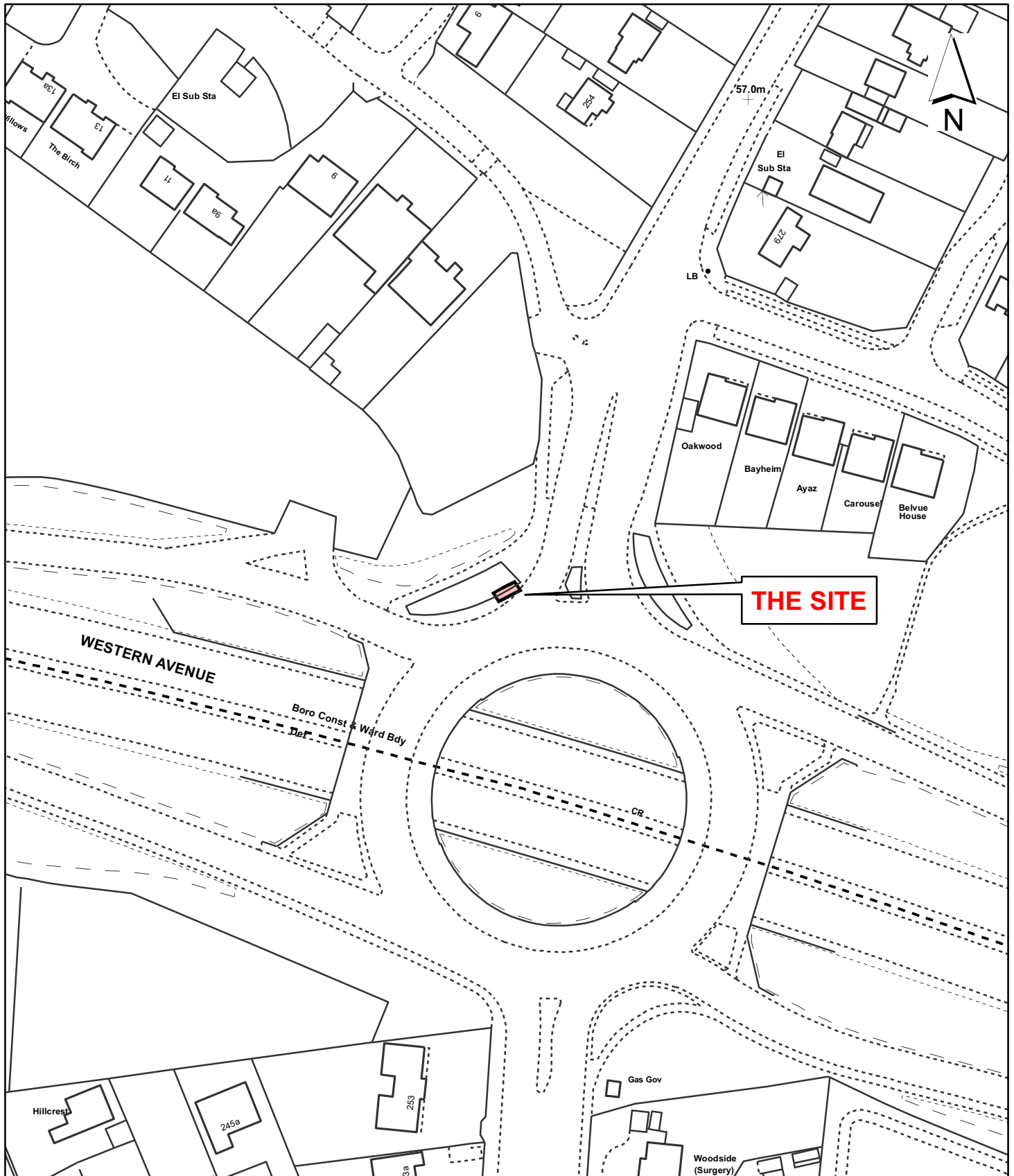
CELL NAME	A40 WILLOWBANK
SITE ADDRESS	SWAKLEYS ROAD ICKENHAM MIDDLESEX UB10 8DA
DRAWING TITLE	PROPOSED ELEVATION 'A'


  

OPTION	A	DRAWN	VENY	CHECKED	AC	APPROVED	-	DATE	12.02.10	SCALE	N/A
CORNERSTONE ID	CS - 10428	HOST ID	O2 - 12607	SHARER ID	VF - 78951						
CONSULTANT REF No.	1293/012										
PURPOSE OF ISSUE	PLANNING	DRAWING No.	301	REVISION	A						

<p>Tyco Electronics UK Infrastructure Ltd. Hortel House Hortel Road Chesham MK18 2DT Telephone: 01832 575 800 Fax: 01832 575 901</p>		<p>CORNERSTONE PROJECT</p>	
--	--	----------------------------	--



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2010</p>	<p>Site Address</p> <p style="text-align: center;"><b>Land at junction of A40 and Swakeleys Road Ickenham</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Planning, Environment &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>56342/APP/2010/2732</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p style="text-align: center;"><b>North</b> Page 121</p>	<p>Date</p> <p style="text-align: center;"><b>December 2010</b></p>	



**HILLINGDON**  
LONDON

### **Report of the Head of Planning & Enforcement Services**

**Address** RUISLIP MANOR SPORTS & SOCIAL CLUB GROSVENOR VALE RUISLIP

**Development:** Removal of existing 18m floodlighting tower and replacement with a 20m mobile telecommunications lattice tower supporting 6 radio antennas to give an overall height of 21.3m, with other ancillary development thereto. Original floodlights to be re-located on the new tower at a height of 18m.

**LBH Ref Nos:** 1209/APP/2010/1839

**Date Plans Received:** 06/08/2010

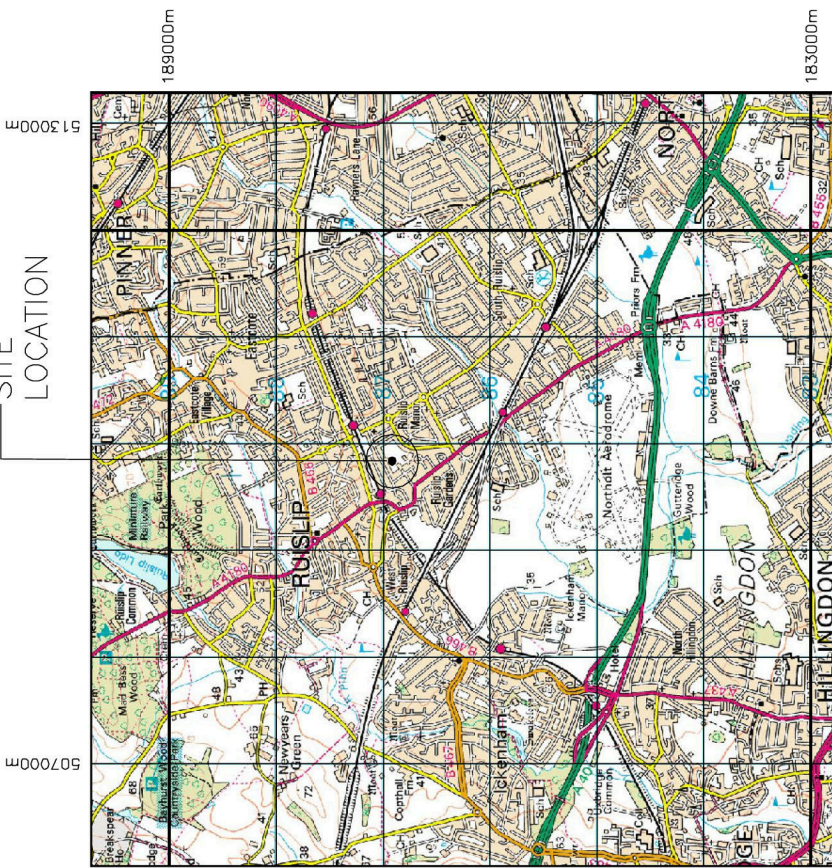
**Date(s) of Amendment(s):**

**Date Application Valid:** 06/08/2010



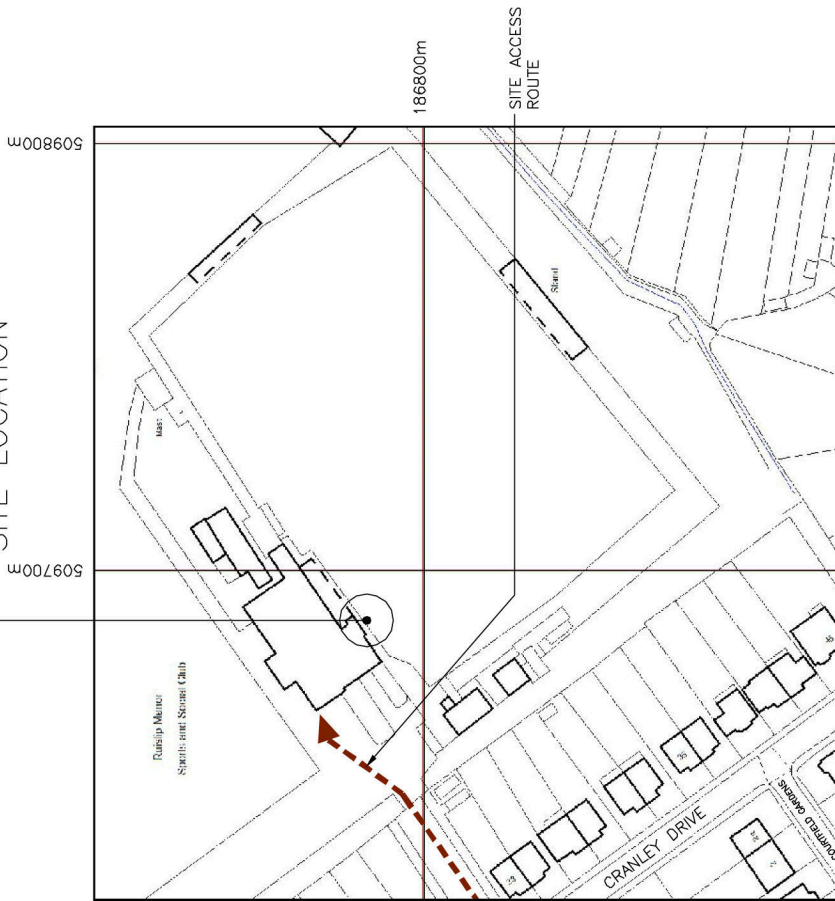
NORTH

SITE LOCATION



SITE GRID REFERENCE 509779E 1866836N  
SCALE 1:50000

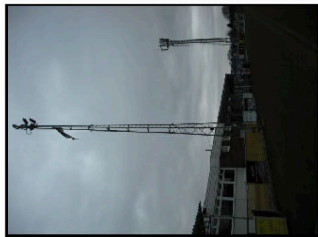
SITE LOCATION



SITE GRID REFERENCE 509779E 1866836N  
SCALE 1:1250

- NOTES:
1. SITE ACCESS: HEADING SOUTH ON THE M40, CONTINUE ONTO WESTERN AVENUE (A40) FOR 4 MILES. AT THE ROUNDABOUT TAKE THE FIRST EXIT ONTO WEST END ROAD (A4180) THEN TURN RIGHT ONTO GROSVENOR VALE; CONTINUE TO END OF THE ROAD AND SITE IS ON EDGE OF FOOTBALL PITCH.
  2. SURROUNDING AREA IS PLAYING FIELDS AND RESIDENTIAL.
  3. DISTANCE TO PUBLIC HIGHWAY APPROX. 125m

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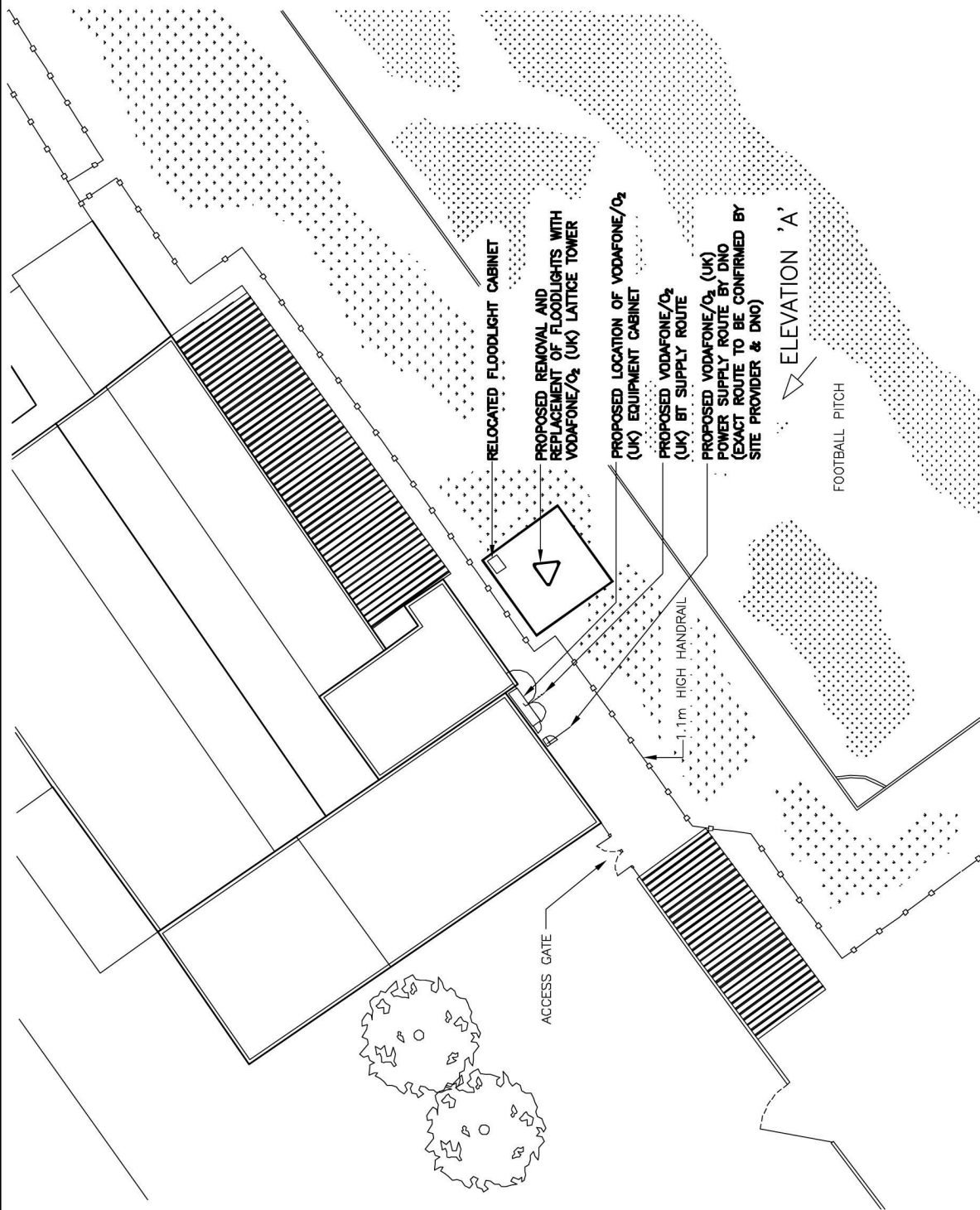
SITE PHOTOGRAPH

CELL NAME	OPTION	APPROVED	DATE	SCALE
RUISLIP MANOR F.C	A	CA	19.04.10	AS SHOWN
SITE ADDRESS	CORNERSTONE ID	HOST ID	SHARER ID	
RUISLIP MANOR F.C	CS - 10437	02 - 044601	VF - 76304	
OFF CRANLEY DRIVE	CONSULTANT REF No.			
RUISLIP	1293/038			
MIDDLESEX, HA4 6UQ	PURPOSE OF ISSUE	DRAWING No.	REVISION	
DRAWING TITLE	PLANNING	100	B	
SITE LOCATION MAPS				

Tyco Electronics UK Infrastructure Ltd.  
Hemel House  
Hemel Road  
Chertsey, Surrey  
KT16 9DT  
Telephone 01932 575 800 Fax 01932 575 901

CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
B	02.08.10	NOTATION ADDED.	DW	ASSSS
A	01.08.10	GENERAL CHANGES MADE	BY	CHK.



**SITE LAYOUT PLAN**  
SCALE 1:100

**NOTES:**  
 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED  
 2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.  
 3. THE DRAWINGS COMPLY WITH O<sub>2</sub> (UK) & VODAFONE STANDARD ICNIRP GUIDELINES.

<b>DRAWN</b>	<b>CHECKED</b>	<b>APPROVED</b>	<b>DATE</b>	<b>SCALE</b>
VENY	AKSESS	CA	19.04.10	AS SHOWN
<b>CORNERSTONE ID</b>	<b>HOST ID</b>	<b>SHARER ID</b>		
CS - 10437	O2 - 044601	VF - 76304		
<b>CONSULTANT REF No.</b>				
1293/038				
<b>PURPOSE OF ISSUE</b>			<b>DRAWING No.</b>	<b>REVISION</b>
PLANNING			200	B

<b>CELL NAME</b>	<b>OPTION</b>
RUISSLIP MANOR F.C	D
<b>SITE ADDRESS</b>	
RUISSLIP MANOR F.C OFF CRANLEY DRIVE RUISSLIP MIDDLESEX, HA4 6JQ	
<b>DRAWING TITLE</b>	
SITE LAYOUT PLAN	

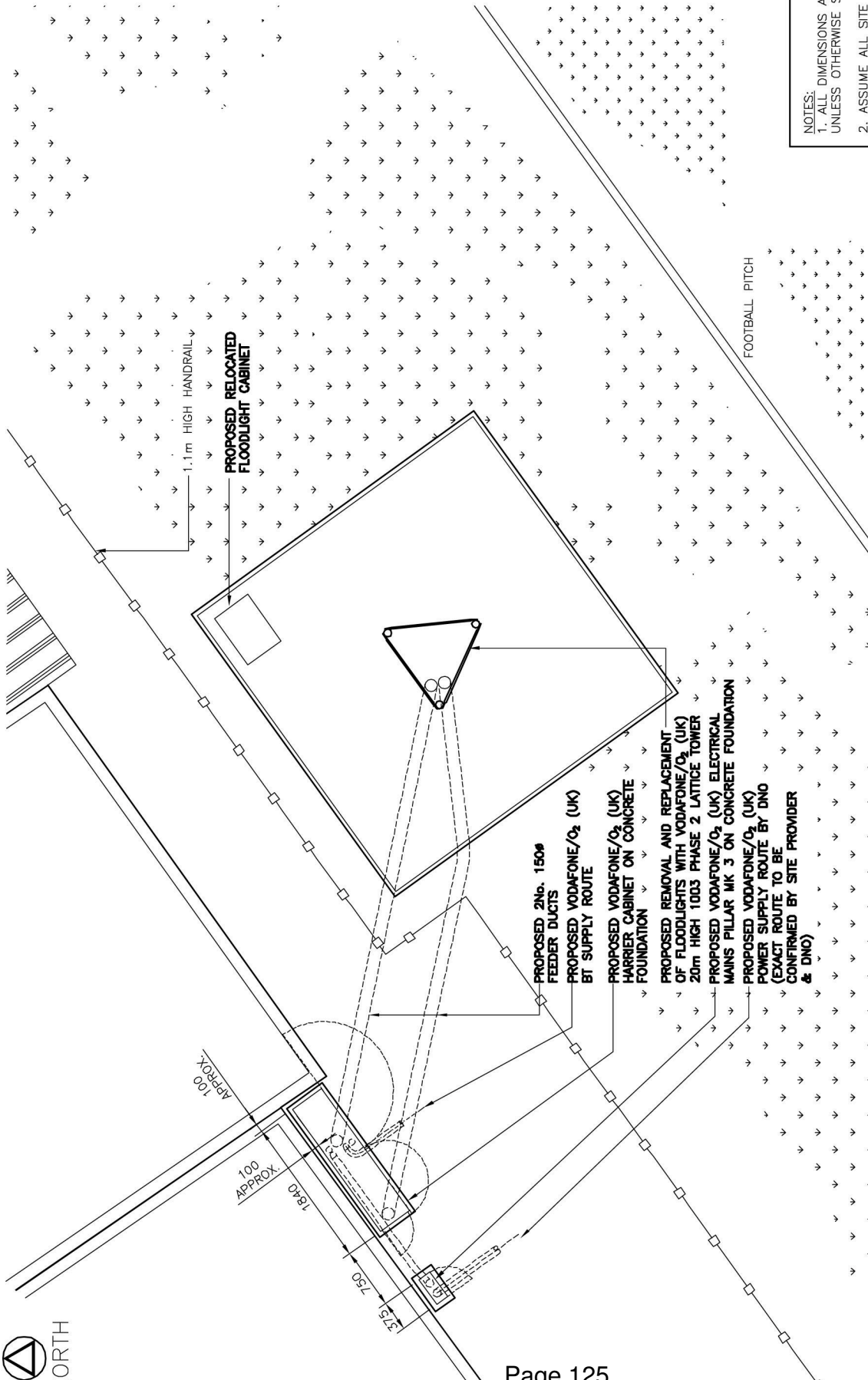
**Tyco Electronics**  
 Tyco Electronics UK Infrastructure Ltd.  
 Heriot House  
 Heriot Road  
 Chertsey, Surrey  
 KT16 9DT  
 Telephone 01932 575 800 Fax 01932 575 901

**O<sub>2</sub>**  
  
**CORNERSTONE PROJECT**

<b>REV.</b>	<b>DATE</b>	<b>REMARKS</b>	<b>BY</b>	<b>CHK.</b>
B	02.08.10	NOTATION ADDED.	DW	AKSESS
A	01.08.10	GENERAL CHANGES MADE	BY	CHK.



NORTH



**COMPOUND LAYOUT**

SCALE 1:50

**NOTES:**  
 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED  
 2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.  
 3. THE DRAWINGS COMPLY WITH O<sub>2</sub> (UK) & VODAFONE STANDARD ICNIRP GUIDELINES.

<b>DRAWN</b>	<b>CHECKED</b>	<b>APPROVED</b>	<b>DATE</b>	<b>SCALE</b>
VENY	AKCESS	CA	19.04.10	AS SHOWN
<b>CORNERSTONE ID</b>	<b>HOST ID</b>	<b>SHARER ID</b>		
CS - 10437	O2 - 044601	VF - 76304		
<b>CONSULTANT REF No.</b>				
1293/038				
<b>PURPOSE OF ISSUE</b>				
PLANNING				
<b>DRAWING No.</b>				
400				
<b>REVISION</b>				
A				

<b>CELL NAME</b>	<b>OPTION</b>
RUISSLIP MANOR F.C	D
<b>SITE ADDRESS</b>	
RUISSLIP MANOR F.C OFF CRANLEY DRIVE RUISSLIP MIDDLESEX, HA4 6UQ	
<b>DRAWING TITLE</b>	
COMPOUND LAYOUT PLAN	

**Tyco Electronics**  
 Tyco Electronics UK Infrastructure Ltd.  
 Harlet House  
 Harlet Road  
 Chertsey, Surrey  
 KT16 9DT  
 Telephone 01932 575 900 Fax 01932 575 901

**O<sub>2</sub>**  
 CORNERSTONE PROJECT

<b>REV.</b>	<b>DATE</b>	<b>REMARKS</b>	<b>BY</b>	<b>CHK.</b>
A	02.08.10	NOTATION ADDED.	BJ	AKCESS







**This Photograph shows as existing**



Image Prepared For:  
where  
In association with:  
Who  
Phone



Existing installation

**This Photomontage shows as proposed**



Proposed installation

**This Photomontage is for illustrative Purposes Only**



Viewpoint: Looking East from Cranley Drive/Grosvenor Vale  
Camera to antenna distance: @ 90m  
Photographs: MV Imaging Ltd  
Date : 21/07/10

Cell Site: 10437 Ruislip Manor F.C.  
Site Location: Ruislip Manor F.C. Grosvenor Vale,  
Ruislip, Middlesex HA4 6JQ  
NGR: E 509779 N 186836

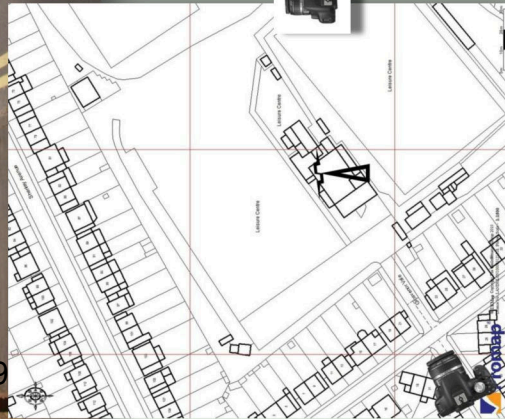
Structure: 20m lightweight lattice tower, existing floodlights relocated to new tower.  
Antenna Spec: 3no Vodafone panel antennas at 20m AGL, 3no O2 panel antennas at 20m AGL.  
Cabinets: 1no Vodafone 1.84m x 0.44m x 0.44m high, 1no meter cabinet 0.38m x 0.17m x 0.85m high (cabinet is not visible from this point)

MV Imaging Ltd  
Thatcham,  
Berkshire  
RG16 3DQ  
mark.veita.imaging@lve.co.uk  
© MV Imaging Ltd

**This Photograph shows as existing**



Existing installation



Antenna Location

Camera Location



Image Prepared For:  
where  
In association with:  
Who  
Phone

**This Photomontage shows as proposed**



Proposed installation

**This Photomontage is for illustrative Purposes Only**

Structure: 20m lightweight lattice tower, existing floodlights relocated to new tower.  
Antenna Spec: 3no Vodafone panel antennas at 20m AGL, 3no O2 panel antennas at 20m AGL.  
Cabinets: 1no Vodafone 1.84m x 0.44m x 1.55m high, 1no meter cabinet 0.38m x 0.17m x 0.85m high (cabinet is not visible from this point)

Cell Site: 10437 Ruislip Manor F.C.  
Site Location: Ruislip Manor F.C. Grosvenor Vale,  
Ruislip, Middlesex HA4 6JQ  
NGR: E 509779 N 186836

Viewpoint: Looking East from Grosvenor Vale  
Camera to antenna distance: @ 120m  
Photographs: MV Imaging Ltd  
Date : 21/07/10

MV Imaging Ltd  
Tratcham,  
Beaconsfield  
RG16 3DQ  
mark.vetta.imaging@lve.co.uk  
© MV Imaging Ltd

**This Photograph shows as existing**



Existing installation

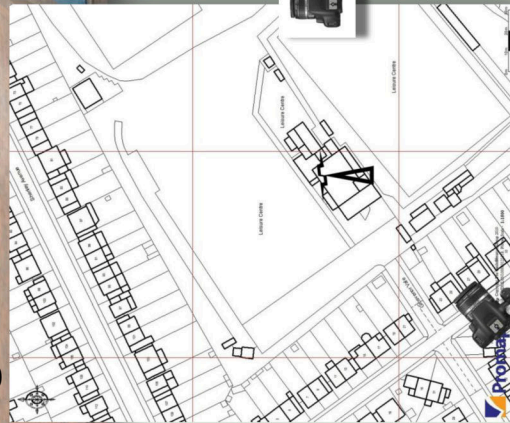
Proposed installation



**This Photomontage is for Illustrative Purposes Only**



Image Prepared For:  
where  
In association with:  
Who  
Phone



Camera Location

Antenna Location

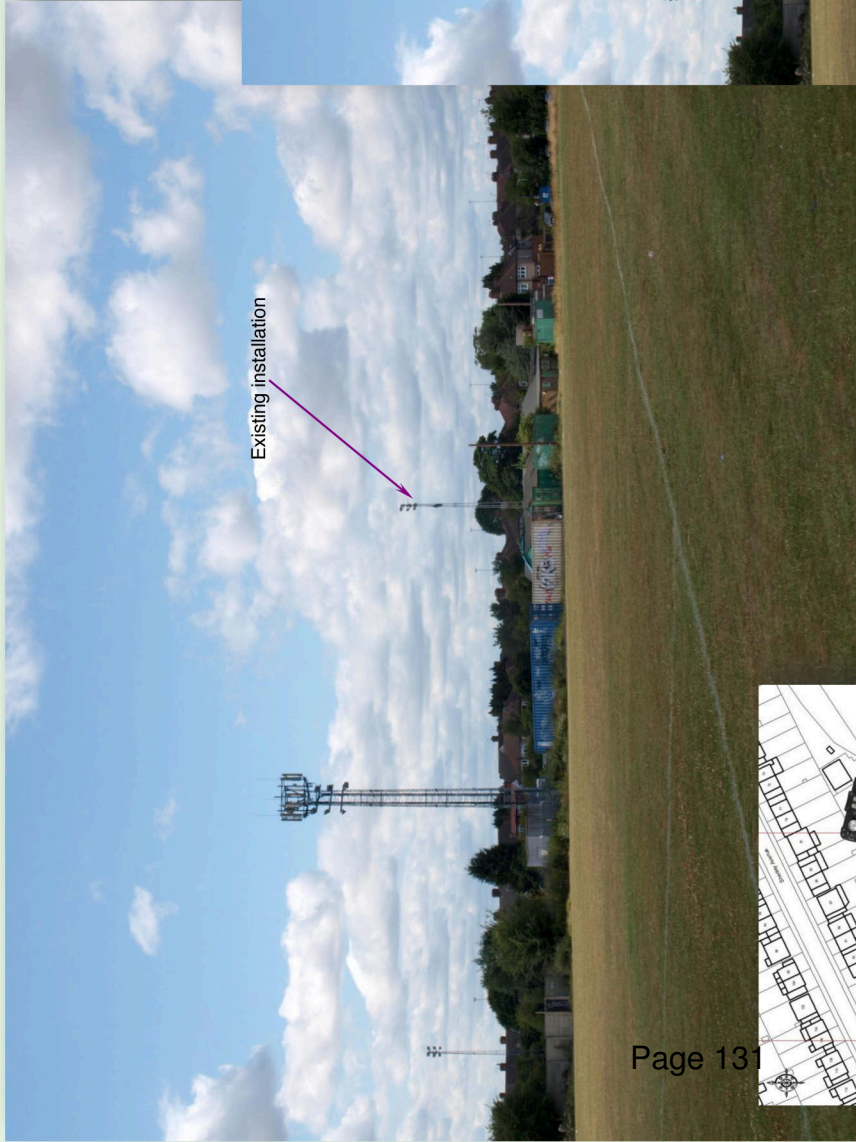
Viewpoint: Looking Northeast from Cranley Drive  
Camera to antenna distance: @ 84m  
Photographs: MV Imaging Ltd  
Date : 21/07/10

Cell Site: 10437 Ruislip Manor F.C.  
Site Location: Ruislip Manor F.C. Grosvenor Vale,  
Ruislip, Middlesex HA4 6JQ  
NGR: E 509779 N 186836

Structure: 20m lightweight lattice tower, existing floodlights relocated to new tower.  
Antenna Spec: 3no Vodafone panel antennas at 20m AGL, 3no O2 panel antennas at 20m AGL.  
Cabinets: 1no Vodafone 1.84m x 0.44m x 1.55m high, 1no meter cabinet 0.38m x 0.17m x 0.85m high (cabinet is not visible from this point)

MV Imaging Ltd  
Thatcham,  
Berkshire  
RG16 3DQ  
mark.veita.imaging@lve.co.uk  
© MV Imaging Ltd

**This Photograph shows as existing**



Viewpoint: Looking South from the backs of Shenley Avenue  
 Camera to antenna distance: @ 178m  
 Photographs: MV Imaging Ltd  
 Date : 21/07/10

Cell Site: 10437 Ruislip Manor F.C.  
 Site Location: Ruislip Manor F.C. Grosvenor Vale,  
 Ruislip, Middlesex HA4 6JQ  
 NGR: E 509779 N 186836



Image Prepared For:  
 where  
 In association with:  
 Who  
 Phone

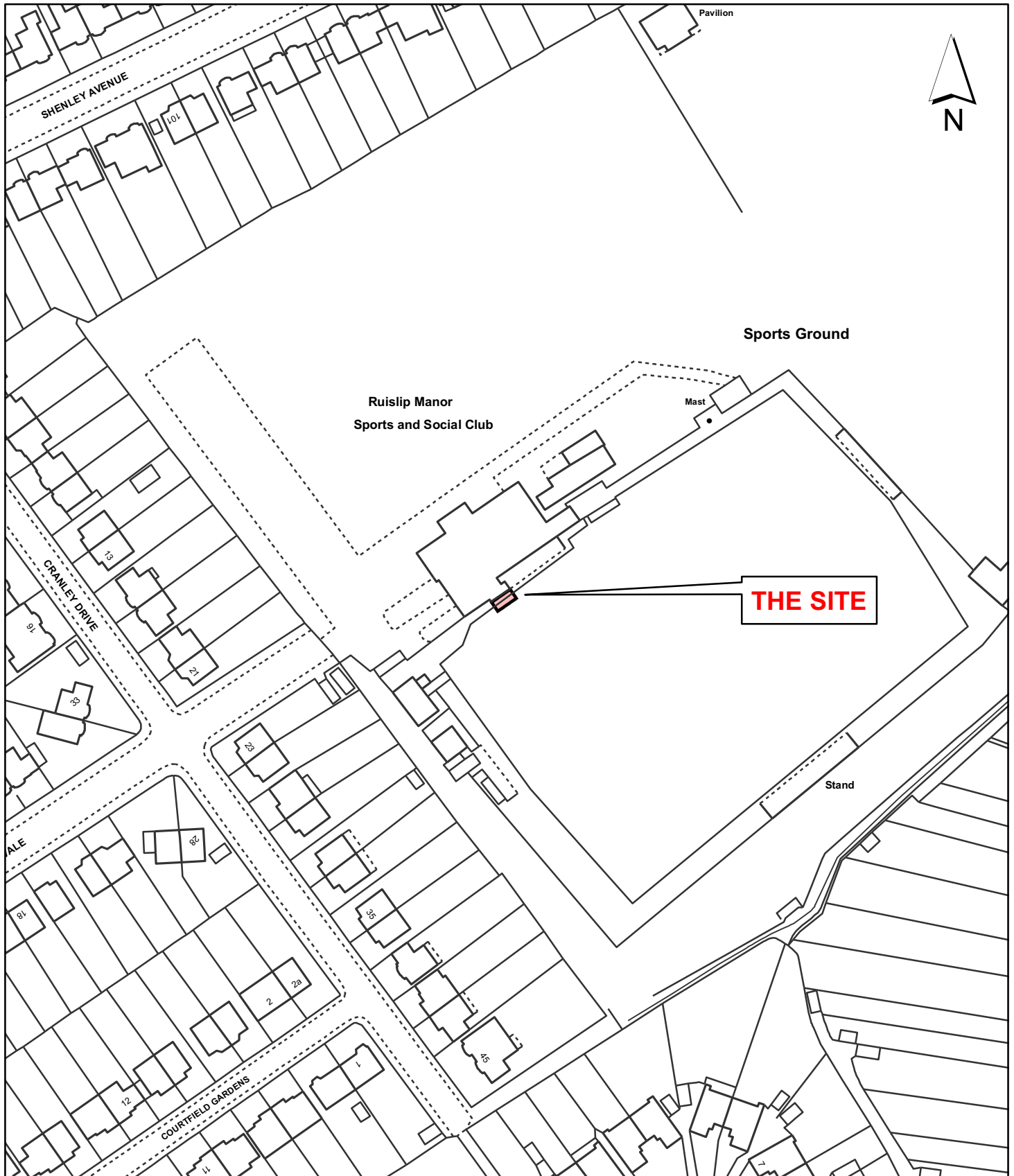
**This Photomontage shows as proposed**




**This Photomontage is for illustrative Purposes Only**

Structure: 20m lightweight lattice tower, existing floodlights relocated to new tower.  
 Antenna Spec: 3no Vodafone panel antennas at 20m AGL, 3no O2 panel antennas at 20m AGL.  
 Cabinets: 1no Vodafone 1.84m x 0.44m x 1.55m high, 1no meter cabinet 0.38m x 0.17m x 0.85m high (cabinet is not visible from this point)

MV Imaging Ltd  
 Thatcham,  
 Berkshire  
 RG16 3DQ  
 mark.vetta.imaging@lve.co.uk  
 © MV Imaging Ltd



**Notes**

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Site Address	
<b>Ruislip Manor Sports &amp; Social Club Grosvenor Vale Ruislip</b>	
Planning Application Ref:	Scale
<b>1209/APP/2010/1839</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 132	<b>December 2010</b>

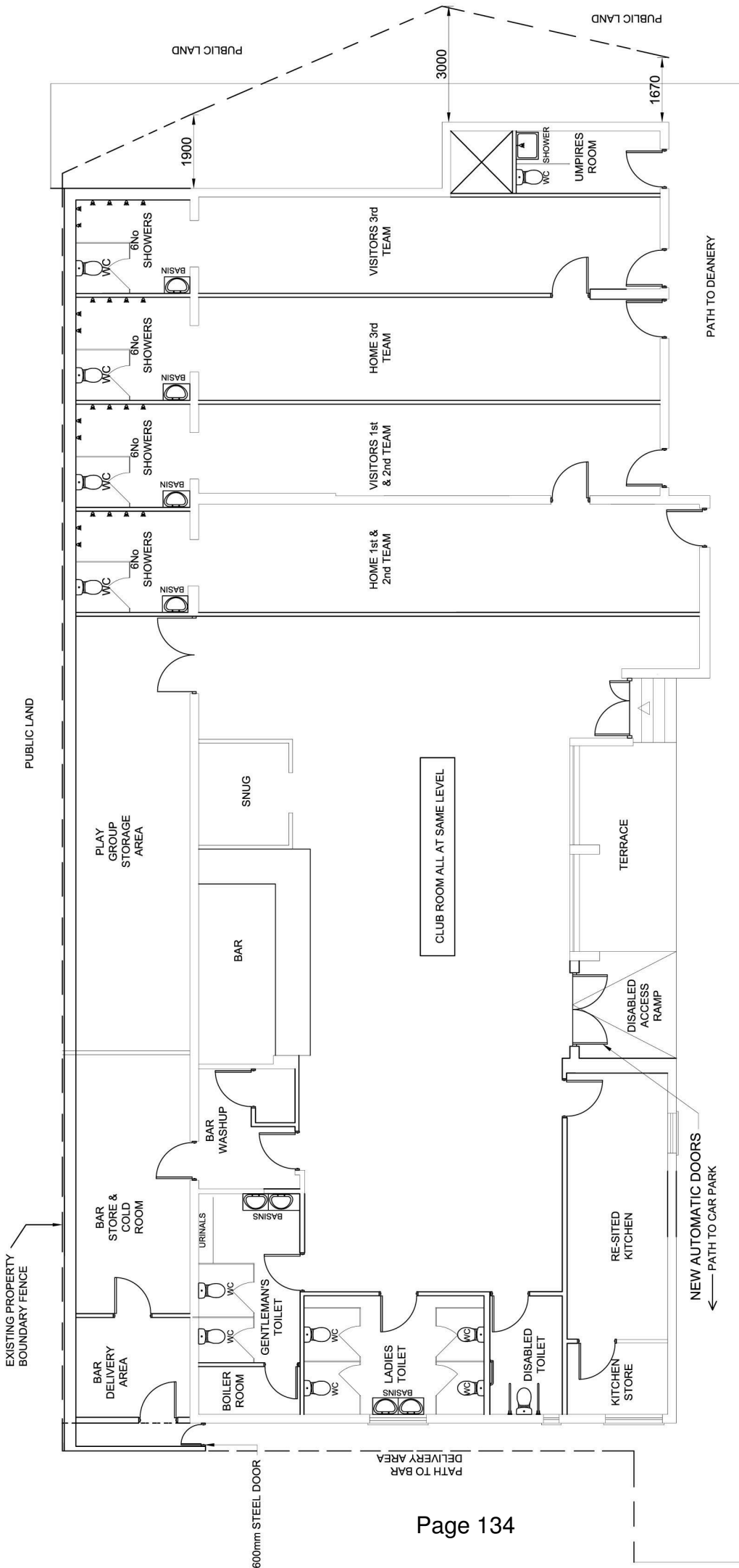
**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

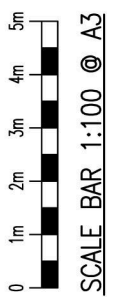
Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111







ICC Pavilion Refurbishment  
 Proposed- Single storey rear extension,  
 Resited Kitchen & post ECB changing  
 room layout  
 1:100 @ A3 (Approx)  
 Issue-02/12 / 12 Rev A

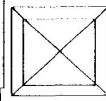




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GROUP

SLIGHT TRANSITION IN  
HEIGHT 200mm APPROX

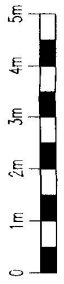
RIDGE TILES



ROOF GENERALLY DARK  
PAN TILE APPEARANCE  
MAN MADE MATERIAL



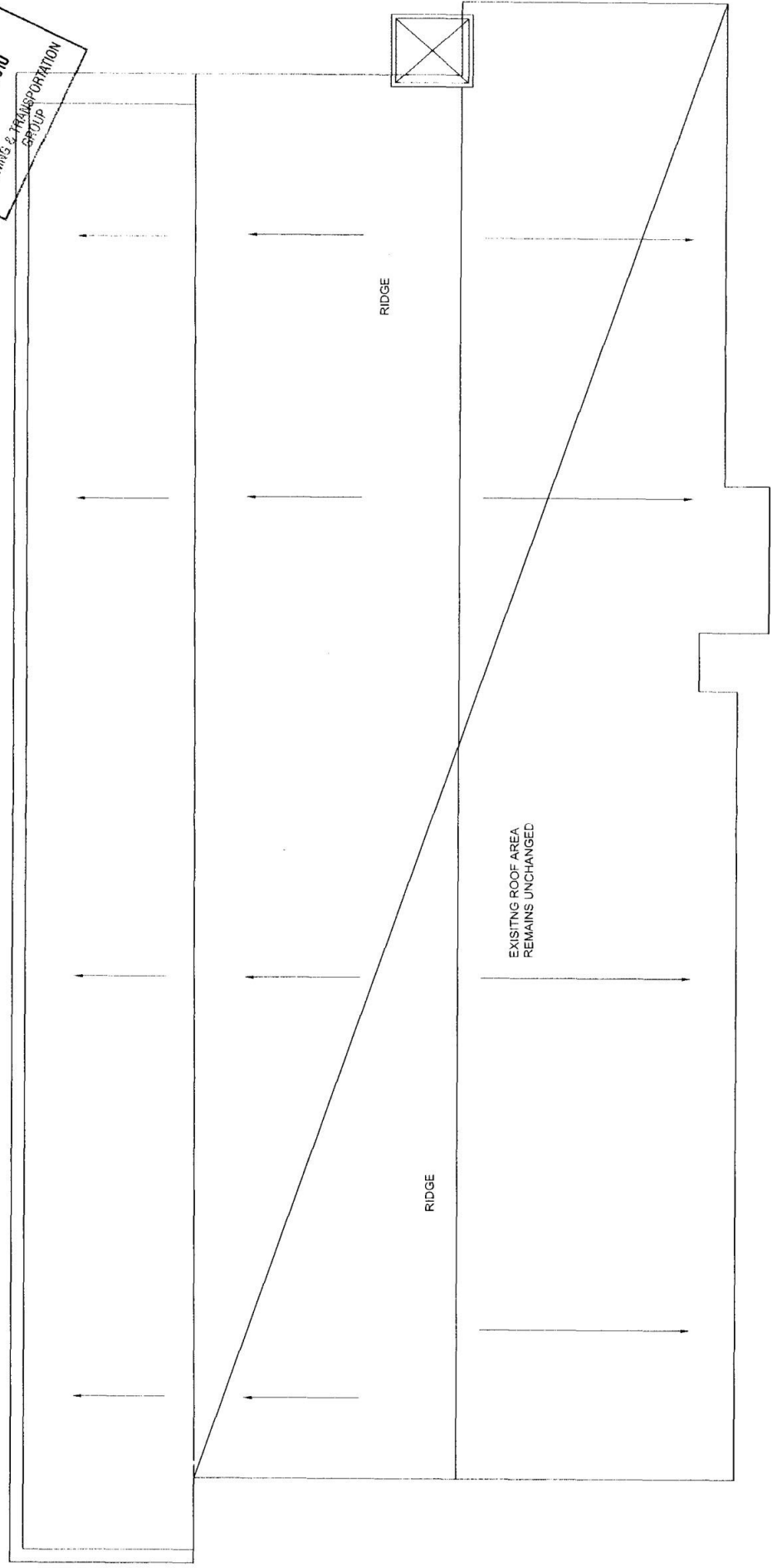
ICC Pavilion Refurbishment  
Existing Roof Plan  
1:100 @ A3 (Approx)



SCALE BAR 1:100 @ A3

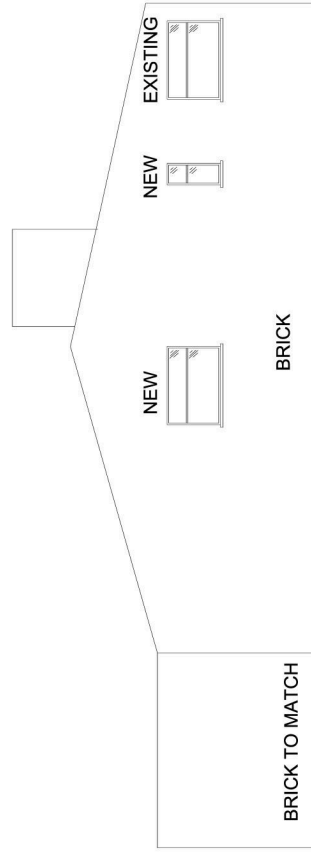
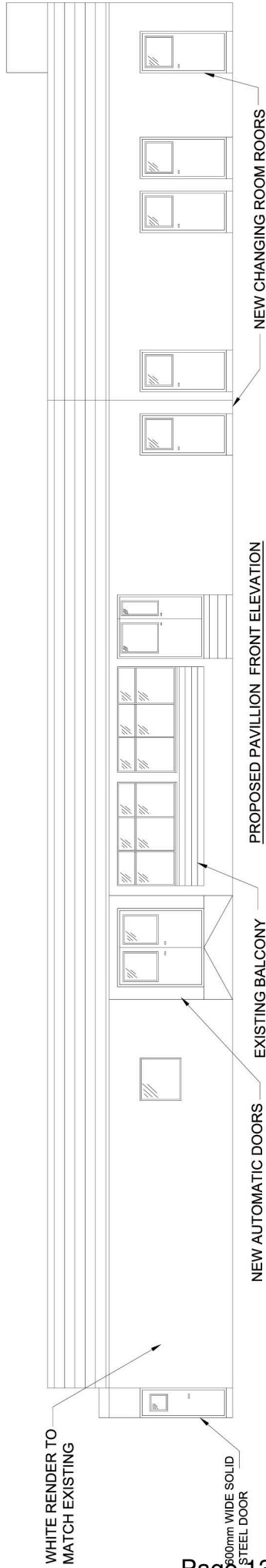
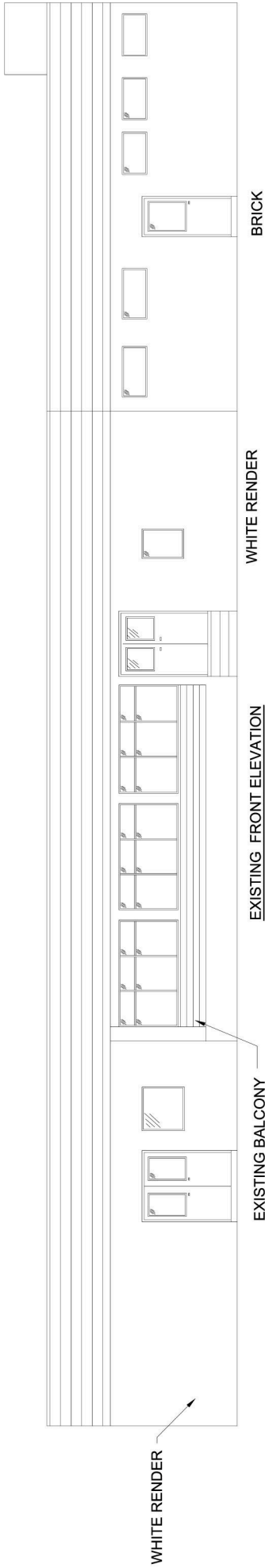
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NEW EXTENSION - FLAT ROOF



ICC Pavilion Refinement  
Option 7 - New Roof & Indication  
Extension To Rear Of Property  
1:100 @ A3 (Approx)

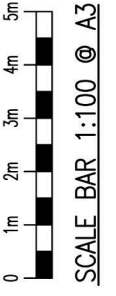


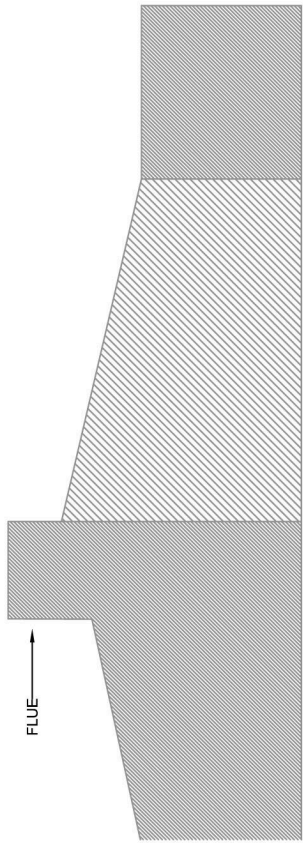


EXISTING EAST END ELEVATION

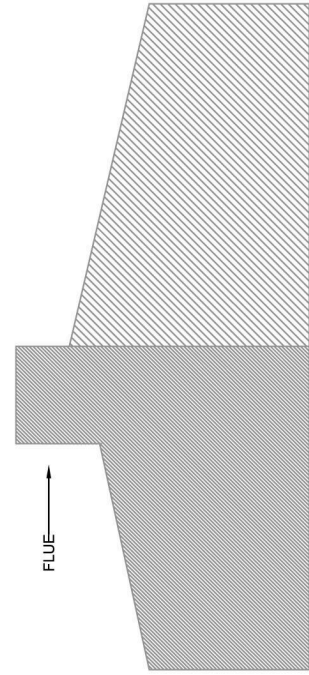
PROPOSED EAST END ELEVATION

ICC Pavilion Refurbishment  
 Existing/ Proposed Elevations  
 Single storey rear extension.  
 1:100 @ A3 (Approx)  
 Issue- 02 / 12 / 12 Rev A

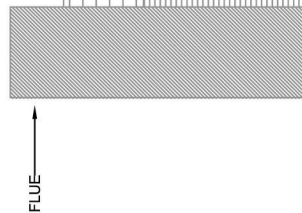




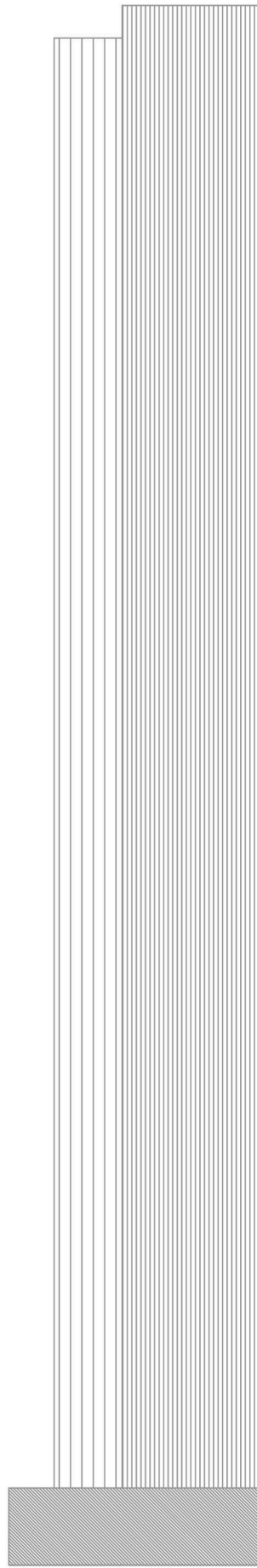
PROPOSED WEST ELEVATION



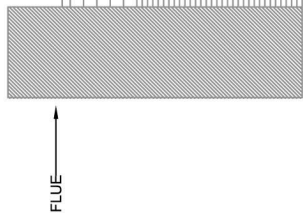
EXISTING WEST ELEVATION



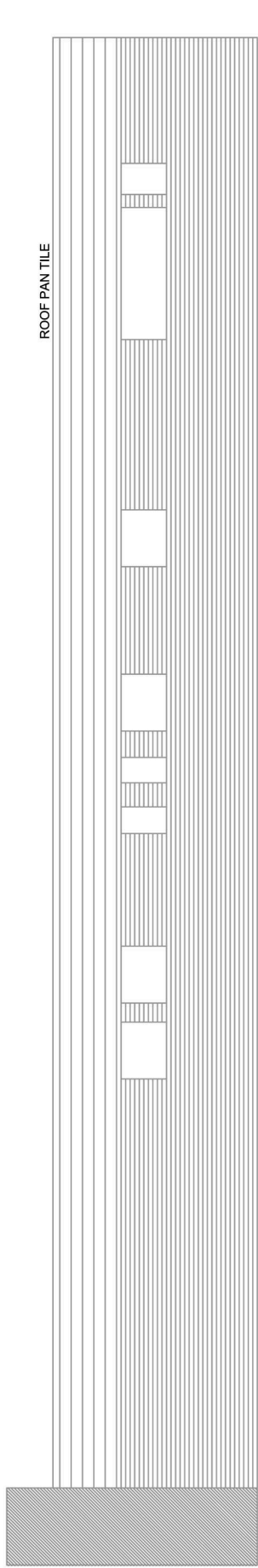
PROPOSING REAR ELEVATION



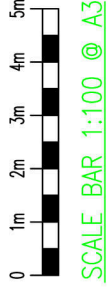
NEW BRICK TO MATCH EXISTING



EXISTING REAR ELEVATION

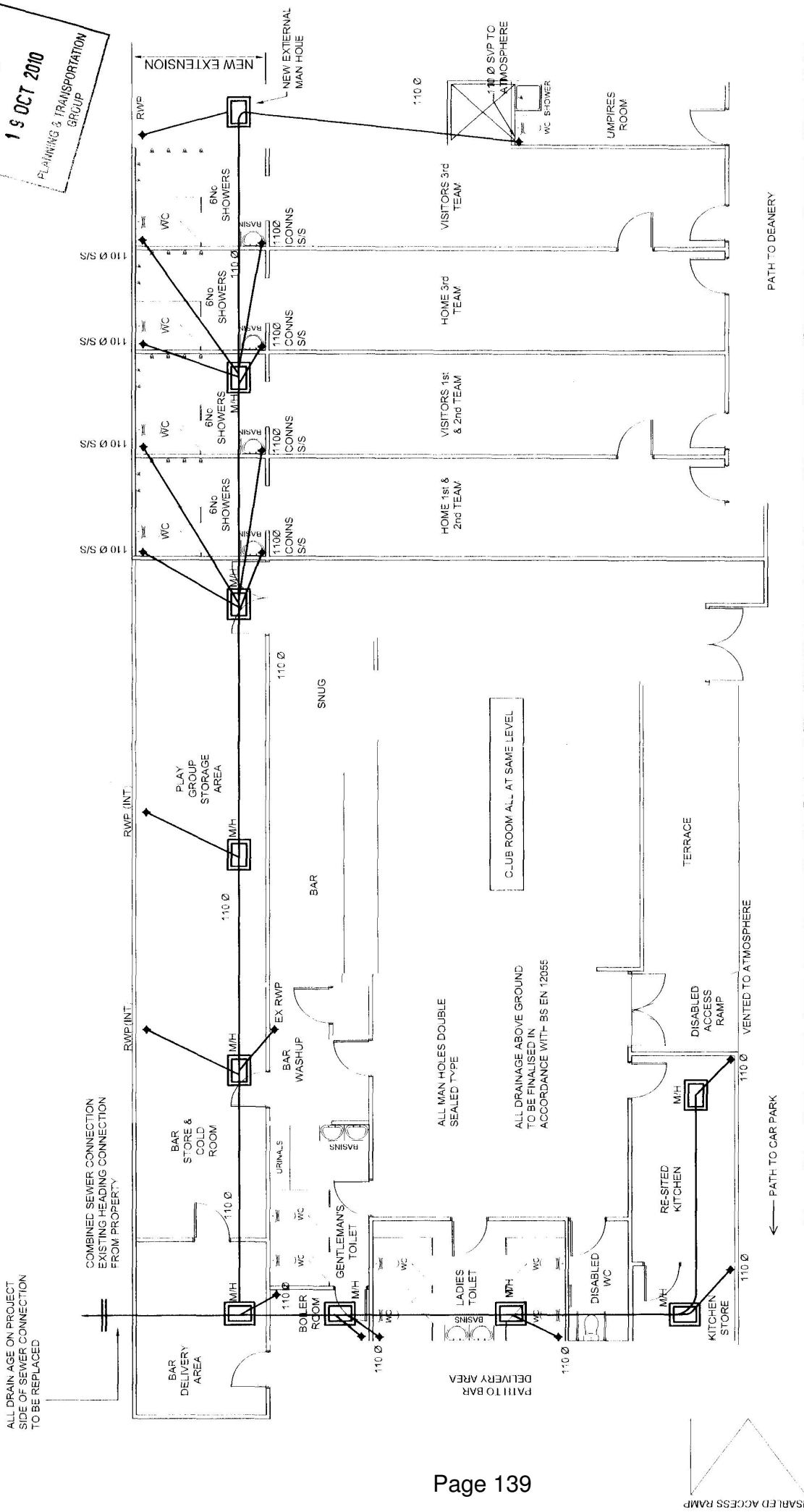


EXISTING BRICK



ICC Pavilion Refurbishment  
 Existing/ Proposed Elevations  
 Single storey rear extension.  
 1:100 @ A3 (Approx)  
 Issue- 02 / 12 / 12 Rev A

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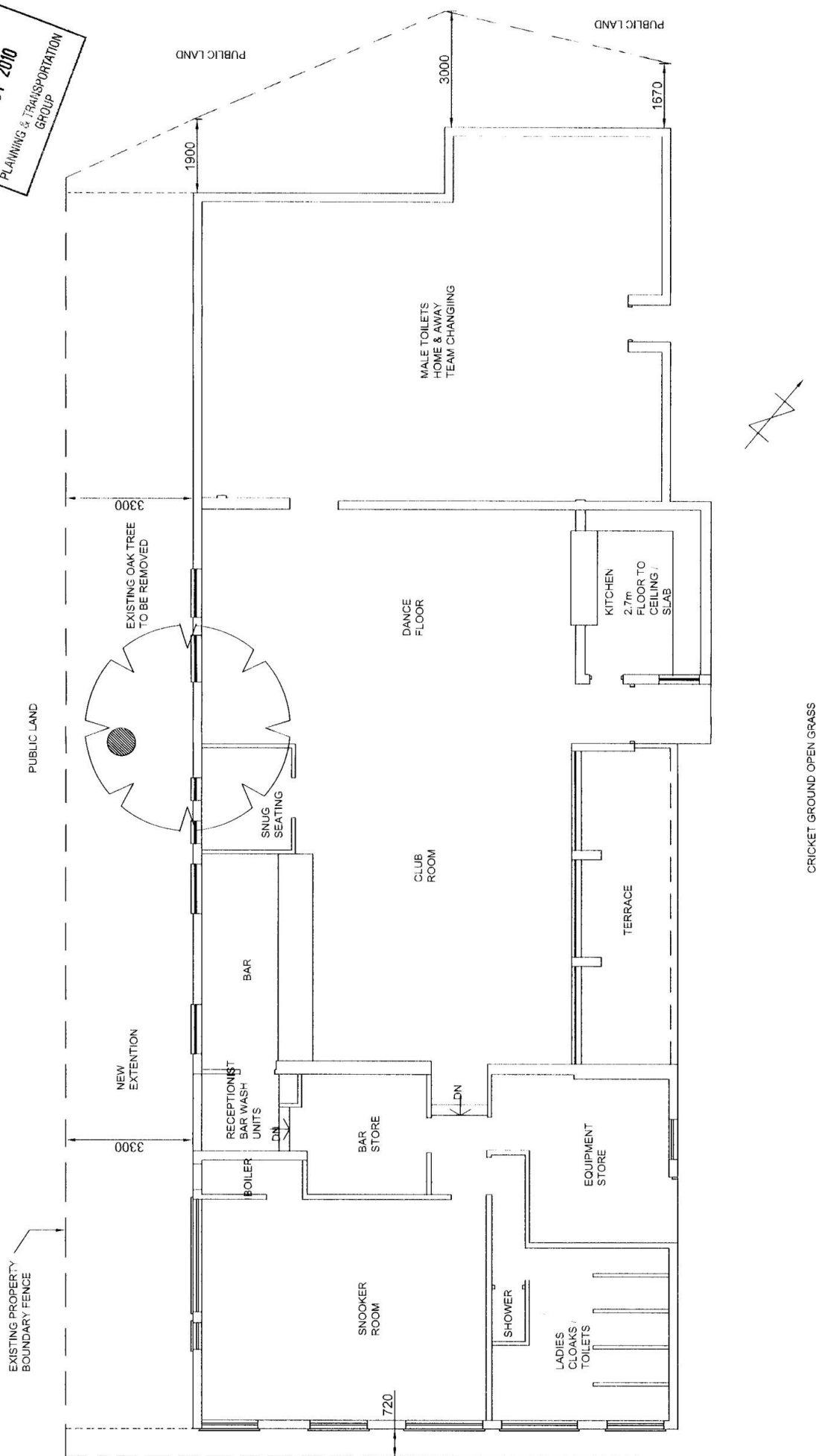
ICC Pavilion Refurbishment  
Option 7 - Proposed Drainage Layout  
1:100 @ A3 (Approx)



KITCHEN DRAINAGE TO PASS THROUGH ABOVE GROUND GREASE TRAP. (BIG DIPPER OR SIMILAR)

PLANNING SUBMISSION 3.1.4

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Cricket Pavilion  
Existing fence / Boundary line  
1:100 @ A3 (Approved)



SCALE BAR 1:100 @ A3

CRICKET GROUND OPEN GRASS

EXISTING PROPERTY  
BOUNDARY FENCE

NEW  
EXTENSION

3300

3300

1900

720

3000

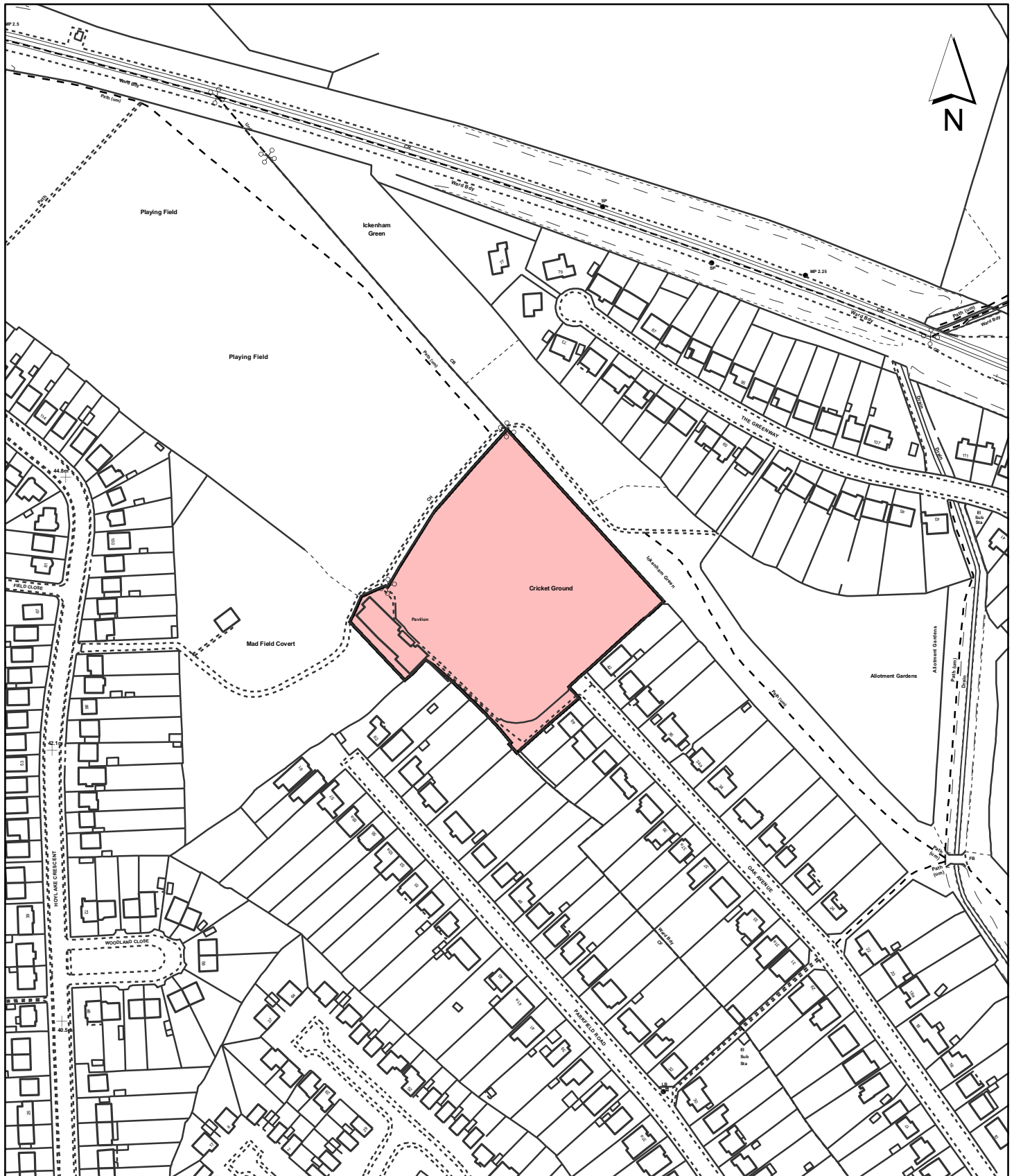
1670

PUBLIC LAND


PUBLIC LAND

PUBLIC LAND

PRIVATE  
GARDENS



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Site Address

**Ickenham Cricket Club  
Oak Avenue  
Ickenham**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:

**2556/APP/2010/2421**

Scale

**1:2,500**

Planning Committee

**North** Page 141

Date

**December  
2010**



**HILLINGDON**  
LONDON

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