

Report of the Corporate Director of Planning & Community Services

Address RAF EASTCOTE LIME GROVE RUISLIP

Development: Details in compliance with conditions 2 (Materials), 3 (Boundary Treatments), 5 (Highways Details), 6 (Replacement Parking for 200-206 Eastcote Road), 7 (Survey of Existing Trees), 9 (Tree Protection), 10 (Landscape Scheme), 14 (Surface Water Drainage) and 19 (External Lighting) of planning permission ref: 10189/APP/2007/2954 dated 03/03/2008 (Proposed new access road from Eastcote Road to the boundary of R.A.F Eastcote to facilitate the redevelopment of R.A.F Eastcote for residential purposes).

LBH Ref Nos: 10189/APP/2009/1072

Drawing Nos: WIM 16329-16G
WIM 16329-03F
130515/40-03/1C
130515/40-02/05D
130515/40-03/09A
130515/40-02/04D
Un-numbered Access Road Palette
130515/51-04B
Arboricultural method Statement Ref: WIM16329amsB Rev. E
Tree Report Ref: WIM16329tr.doc Rev E
Landscape Management and Maintenance Report Ref: WIM16329man Rev A
130515/50-02/1G
130515/40-04/05L

Date Plans Received: 18/05/2009 **Date(s) of Amendment(s):** 18/05/2009

Date Application Valid: 18/05/2009 15/06/2009

1. SUMMARY

This application relates to the submission of details, pursuant to the discharge of conditions relating to materials, boundary treatments, parking, tree retention and protection, landscaping, highway works, surface water drainage, external lighting and levels in connection with the proposed new access road from Eastcote Road to the boundary of the former RAF Eastcote development. The new road is required to facilitate the redevelopment of the former RAF base for residential purposes.

Committee requested that various details, including landscaping, drainage and replacement parking for the occupiers of 200-206 Eastcote Road be brought back for determination.

It is considered that the details submitted are acceptable and that the conditions be discharged.

2. RECOMMENDATION

APPROVAL subject to the following:

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises a triangle of land to the south of 200-206 Eastcote Road comprising the western portion of the Highgrove access drive and adjoining land, required for the formation of a new access road from Eastcote Road to the boundary of the former RAF Eastcote development. The site includes a portion of the remaining Highgrove access drive and adjoining public footpath, which would need to be re-graded and the parking area to the rear of 200-206 Eastcote Road.

3.2 Proposed Scheme

Details pursuant to the discharge of conditions 2 (materials), 3 (boundary treatments), 5 (highways details), 6 (replacement parking), 7 (Site survey), 9 (tree protection), 14 (surface water discharge) and 19 (external lighting) attached to the permission have now been submitted for determination.

3.3 Relevant Planning History

10189/APP/2007/2463 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACIL SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SIT SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER SOURCE CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2007/2954 Raf Eastcote Lime Grove Ruislip

PROPOSED NEW ACCESS ROAD FROM EASTCOTE ROAD TO THE BOUNDARY OF R.A.F EASTCOTE TO FACILITATE THE REDEVELOPMENT OF R.A.F EASTCOTE FOR RESIDENTIAL PURPOSES

Decision: 21-02-2008 Approved

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACIL SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SIT SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2008/2602 Raf Eastcote Lime Grove Ruislip

Details of flood risk assessment relating to the alternative access scheme (reserved matters approval ref.10189/APP/2007/3046 dated 31/03/2008) in compliance with condition 33 of outline planning permission ref.10189/APP/2007/ 3383 dated 21/02/2008: Residential development.

Decision: 02-07-2009 Approved

10189/APP/2008/2800 Raf Eastcote Lime Grove Ruislip

Details of a Licence under Regulation 44 (1) of the Conservation (Natural Habitats & C.) Regulations 1994 (as amended) in respect of Great Crested Newts in compliance with conditions 2 of reserved matters approvals refs.10189/APP/2007/2463 and 10189/APP/2007/3046 dated 31/03/2008 and condition 18 of planning permission ref.10189/APP/ 2007/2954 dated 03/03/2008.

Decision: 03-10-2008 Approved

Comment on Relevant Planning History

Outline planning permission Ref: 10189/APP/2004/1781 for the 'redevelopment for residential purposes at a density of up to 50 dwellings per hectare including affordable housing, live-work units, a community facility and open space' was granted permission on 9 March 2006, following consideration at the north Planning Committee.

On 21st February 2008 four separate applications were considered by the North Planning Committee.

Application ref: 10189/APP/2007/3383 was a section 73 application which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, as the signals will no longer be necessary, if an alternative access (Highgrove) goes ahead. The varied condition will require the developers to provide a traffic light controlled access, as per the original outline planning permission, or such alternative access as the Local Planning Authority shall approve in writing. The condition will then allow the developers to commence construction on the southern part of the site whilst they resolve the technical issues concerning the alternative access. This new outline application was approved on 21st February 2008.

The developers have also signed a separate legal agreement, to the effect that they will have to elect whether to proceed with the traffic light controlled access or the alternative access.

Two alternative reserved matters schemes for the siting, design, external appearance and landscaping for residential development, pursuant to discharge of condition 3 of outline planning permission ref: 10189/APP/2004/1781 dated 09/03/2006 (later amended to refer to the new outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008) were approved on 31 March 2008.

Whereas application 10189/APP/2007/2463 incorporates the access points approved at

outline stage from Eastcote Road and Lime Grove, application 10189/APP/2007/3046 will utilise an alternative access from Eastcote Road which will also service Highgrove House.

In addition, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements, tree protection supervision and tree protection measures, wheelchair units and lifetime homes, a wildlife area, flood risk assessment, boundary treatments, details of licences for the translocation of Great Crested Newts have also been approved.

Six applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of optional conservatories to plots 84, 92, 126-128, 130, 181, 182, 195-198, 229 and 300 were approved in November 2008.

A Stopping up Order has been issued for the proposed works to the public footpath.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
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.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC3	Potential effects of development on sites of nature conservation importance
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

20 adjoining residents along Eastcote Road were consulted. One letter making representations has been received making the following comments:

1. Concern about the safety aspect of a proposed pedestrian crossing outside our house.
2. Concern regarding the speed of traffic coming around the bend

ENVIRONMENT AGENCY

We did not impose this condition and we have no comments to make.

EASTCOTE RESIDENTS ASSOCIATION

No response.

Internal Consultees

HIGHWAY ENGINEER

Technical approval has been granted for the roads to be adopted under S38 of the Highways Act 1980, and as such there are no objections to the discharge of condition 5.

TREE AND LANDSCAPE OFFICER

The details include a tree survey, information about proposed levels and services (also submitted with the method statement in compliance with condition 16), plans showing the retention and removal of trees and a tree protection plan.

In addition to the loss of the mature Oak tree and clump at the entrance off the High Road (agreed at previous stage), a number of trees lining the access to Highgrove House will have to be removed to facilitate the construction of the new access to the site. The immature Sycamore and Hawthorn trees on the northern side of the drive are poor specimens with little landscape/amenity values. The Ash trees on the southern side of the drive are located on the fringe of woodland are leaning across the existing drive and, collectively, have a relatively low value.

The scheme retains two middle-aged trees close to the road frontage and two, possibly three, larger trees at the side of top end of the drive. The comprehensive landscaping scheme for the new access road incorporates the retained trees and includes the planting of 14 new trees to replace the lost trees and form a new feature along the drive, in addition to a new oak tree and avenue-type planting at the main entrance off the High Road. The scheme also includes new formal hedges and groundcover planting, which together with the trees will maintain the tree-lined access to Highgrove House.

The covering letter submitted with the application refers to the revised landscape maintenance document in relation to condition 12. This document should be included with this application, so that it can be approved.

Overall, the details are acceptable in terms of saved policy BE38 of the UDP.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The location and specific details of an alternative access from Eastcote Road were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the RAF Eastcote development site, utilising the access currently

serving Highgrove House. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

See Section 07.22.

7.08 Impact on neighbours

See Section 07.22.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

See Section 07.22.

7.11 Urban design, access and security

See Section 07.22.

7.12 Disabled access

In terms of the proposed gradient, the maximum permissible gradient for wheelchair users is 1 in 20. However, given that a separate public footpath, linking Eastcote Road to Highgrove House and the RAF Eastcote site is proposed at 1:20, the proposed 1:14 road gradient is acceptable in this case.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

ECOLOGY

Undergrowth along the Highgrove access drive has been cleared as part of the Great Crested Newt Mitigation Strategy. A licence has already been obtained from Natural England to this effect. It is proposed to provide informal understorey shrub planting under the replacement trees along the northern boundary of the Nature Reserve, while it is intended to allow wild planting to regenerate within the Reserve itself. The scheme is therefore considered to be in compliance with Policies EC2, EC3 and EC5 of the Unitary development plan saved Policies (September 2007).

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

See Section 07.22.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The details relating to the new pedestrian crossing at Eastcote Road, is not the subject of this application, but will be dealt with under application ref: 10189/APP/2009/1117 (Details of off site Highway Works), which is currently under consideration and will be reported to your committee. These off site highway works are the subject of a S278 Agreement under the Highways Act.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Subject to the approval of the details currently under consideration, there are no enforcement issues arising from this application.

7.22 Other Issues

DISCHARGE OF CONDITIONS

The information provided by the applicant and Council Officer comments are detailed below;

CONDITION 2: Details/Samples of Materials.

Comment:

The footways and carriageway are to be finished in bitumen macadam. The crossing points will be buff tactile paving slabs, while the kerbs and edging are to be constructed using standard kerbing units. These are considered acceptable. As such, it is recommended that condition 2 be discharged.

CONDITION 3: Boundary treatment.

Comment:

No new boundary treatments are proposed. There is an existing steel palisade fence on the right hand side (southside) on the approach to Highgrove House. Thereafter, the boundary is open, either to the open space around housing, or along the boundary with the Highgrove Nature Reserve. On the left hand side (northside), there is an existing close boarded fence to Nos. 200-206 Eastcote Road, beyond which there is an existing 1500mm high steel palisade fence along the edge of the public footpath. This fence will be temporarily removed during the works and reinstated after construction of the road has been completed. The details are considered acceptable. As such, it is recommended that condition 3 be discharged.

CONDITION 5: Highway Works.

Comment:

The details relate only to the construction of the new road leading from the junction of Eastcote Road to the site boundary with the former RAF Eastcote site.

The following engineering drawings have been submitted:

S38 Agreement Adoption Plan Sheet 1 of 2:

The details include the extent of the carriageway and footway/footpaths to be adopted, including highway verges and maintenance margins.

It is proposed that the new road will be adopted by the Highway Authority and is therefore to be constructed to adoptable standards. There is no objection to the adoption of this stretch of road, and although the S38 agreement has not been signed, technical approval has been given.

Longitudinal Section, Sheet 1 of 6:

This drawing provides detail of existing ground levels, alignment levels, vertical and horizontal alignment and various invert levels for storm water drainage.

Site Levels Sheet 5 of 5:.

This drawing provides detailed information relating to the finished levels of the new road.

The vertical and horizontal alignment is consistent with the details approved by Committee in February 2008. The new road will be required to rise at an average gradient of 1:14, in order to provide adequate clearance over the gas main which runs underneath the public footpath and which the carriageway will have to cross. It will also be necessary regarding works to a section of the Highgrove access drive and the public footpath, in order to ensure that they connect to the new level of the access road successfully.

The Highway Engineer has commented that technical approval has been granted for the roads to be adopted under S38 of the Highways Act 1980 and as such there are no objections to the discharge of condition 5. It is therefore recommended that condition 5 be discharged.

CONDITION 6: Replacement parking bays for the occupants of Nos. 200-206 High Road, Eastcote

Comment:

The issue of replacement parking for the occupiers of the flats at 200-206 High Road Eastcote has been the subject of lengthy negotiations between the developers and officers. Because of the changes in levels, manoeuvring space and sight line problems, it has not been possible to provide the required 4 parking bays in the existing parking area behind the flats. The solution has been to provide two spaces in the existing parking area and 2 spaces parallel to the new access road (southside). This would ensure that adequate facilities are provided whilst ensuring that highway and pedestrian safety is not prejudiced.

The Highway Engineer raises no objections to this solution and it is recommended that condition 6 be discharged.

CONDITION 7: Site survey

Comment:

The details include a tree survey, information about proposed levels and services

CONDITION 9: Protection of trees and plants during site clearance and development

Comment:

The details include plans showing the retention and removal of trees, and a tree protection plan.

In addition to the loss of the mature Oak tree and clump at the entrance off the High Road which were agreed at a previous stage, a number of trees lining the access to Highgrove House will have to be removed to facilitate the construction of the new access to the site. The Tree and Landscape Officer considers that the immature Sycamore and Hawthorn trees on the northern side of the drive are poor specimens with low landscape/amenity values. The Ash trees on the southern side of the drive are located on the fringe of woodland are leaning across the existing drive and, collectively, have a relatively low value.

CONDITION 10: Landscaping Scheme

Comment:

The scheme retains two middle-aged trees close to the road frontage and two, possibly three, larger trees at the side of top end of the drive. The comprehensive landscaping scheme for the new access road incorporates the retained trees and includes the planting of 14 new trees to replace the lost trees and form a new feature along the drive, in addition to a new oak tree and avenue-type planting at the main entrance off the High Road. The scheme also includes new formal hedges and ground cover planting, which together with the trees will maintain the tree-lined access to Highgrove House.

The Tree and Landscape Officer considers that overall, there is no objection on tree or landscape grounds to these details, which comply with saved policy BE38 of the UDP.

CONDITION 12: Landscape management/maintenance

The Tree and Landscape Officer considers that the revised landscape maintenance document in relation to condition 12 is acceptable and should be approved.

CONDITION 14: Surface Water/Sewage Disposal

Comment:

The following drawings have been provided:
Site drainage sheet 5 of 5 and S53 Existing Manhole Sewer Long section.

The Environment Agency has stated that that since it did not impose a flood risk or drainage condition on this particular application, it has no comments to make.

However, it is noted that the drainage details in respect of the new access road were included in the Flood Risk and Drainage Assessment submitted pursuant to condition 33 of outline planning permission ref. 10189/APP/2007/3383 dated 21/02/2008, relating to the alternative access scheme. The North Planning Committee resolved on 18 September 2008 that delegated powers be given to the Director of Planning and Community Services to approve these details, subject to no objections being raised by the Environment Agency.

The details include the construction of a hydrobrake chamber underneath a porous paved

area to be utilised as a parking area for the occupants of the adjoining flats (200-206 Eastcote Road). These details were approved on 3 July 2009, following advice from the Environment Agency, which stated that since there would be no increase in run off from the site and the required level of attenuation will still be provided, it raises no objection or further comments on the detailed design of the drainage strategy.

It is therefore recommended that condition 14 be discharged.

CONDITION 19: External lighting scheme

Comment:

Due to the alignment of the new access road, the existing Highgrove access lighting column adjacent to 200 Eastcote Road will no longer be required. Two standard 70 watt Luminaire light columns are to be provided as part of the S38 works, to highway adoption standards.

Similarly, due to the Highgrove access road re-grading works, it will be necessary to reposition the existing lighting column adjacent to the Nature Reserve, in order to reposition it at a lower level, to suit the revised road and kerb levels. One other existing lighting column along the drive will be retained and overhauled.

These details are considered acceptable and it is recommended that condition 19 be discharged.

As such, it is recommended that conditions 2, 3, 5, 6, 10, 12, 14 and 19 of planning permission ref. 10189/APP/2009/1072 dated 18/5/2009 be discharged.

Conditions 16 (construction phasing) and condition 18 (DEFRA Licence, in respect of the protection of the population of Great Crested Newts), were the subject of separate applications and were approved on 3/7/2009 and 3/10/2008 respectively.

8. Observations of the Borough Solicitor

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

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

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which

means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

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

9. Observations of the Director of Finance

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

10. CONCLUSION

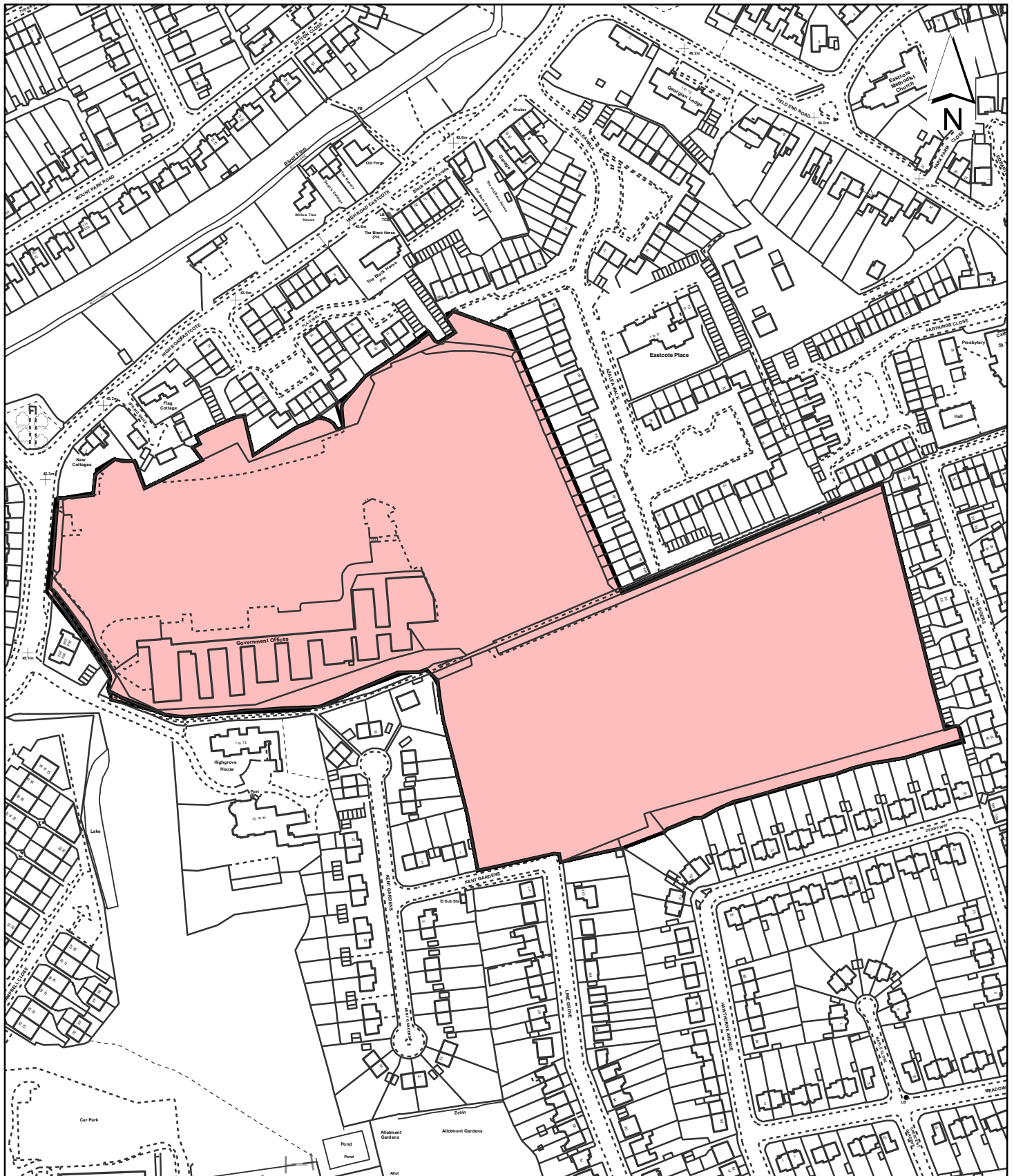
The submitted details are considered acceptable and it is recommended that the conditions be discharged.

11. Reference Documents


- (a) London Plan
- (b) Planning Policy Statement 1 (Delivering Sustainable Development))
- (c) Planning Policy Guidance Note 13 - Transport
- (d) Hillingdon Unitary development Plan Saved Policies (September 2007)
- (e) Council's Supplementary Planning Guidance Community Safety by Design
- (f) Supplementary Planning Document: Accessible Hillingdon
- (g) One letter of objection

Contact Officer: Karl Dafe

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Notes

 Site boundary

For identification purposes only.

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Site Address

**RAF Eastcote, Lime Grove,
Ruislip**

Planning Application Ref:

10189/APP/2009/1072

Planning Committee

North

Scale

1:2,871

Date

July 2009

**LONDON BOROUGH
OF HILLINGDON**

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