

Report of the Head of Planning & Enforcement Services

Address RUISLIP LIDO RAILWAY STATION RESERVOIR ROAD RUISLIP

Development: Erection of a single storey toilet block and a single storey ticket office building (involving the demolition of existing ticket office building)

LBH Ref Nos: 1117/APP/2012/1785

Drawing Nos: OX4911-203 Rev. B
OX4911-20 (Location Plan)
OX4911-203 - Rev. A
Arboricultural Impact Assessment
Ruislip Lido Ecological Mitigation Strategy
Bat Emergence Survey and Mitigation Report June 2012
Ecological Assessment GCN Addendum
Flood Risk Assessment Report
Flood Risk Assessment - Addendum
GIL-OX4911-700-Rev. B
JH 2684 Rev. B
7185-2-001 Rev. A

Date Plans Received: 24/07/2012 **Date(s) of Amendment(s):**
Date Application Valid: 24/07/2012

1. SUMMARY

This application seeks full planning permission for the erection of 2 new buildings for use as a ticket office and cafe and a new toilet block associated with the running of the Ruislip Lido and miniature railway. The proposal will involve the the demolition of existing single storey ticket office building. In support of the application the applicant has provided detailed plans, various ecological reports, a Tree Survey, Flood Risk Addendum and planting proposals.

Five letters making representations have been received, objecting mainly on ecological grounds.

The support buildings are considered to be essential to and associated with the use of Ruislip Lido for open air recreation. Accordingly, there is no objection to the principle of the development in this Green Belt location. In addition, the proposal will not have an adverse impact on the openness of the Green Belt.

It is not considered that the proposal will have an unacceptable impact on the surrounding highway network or on the ecology of the area. Furthermore it will not result in a risk of flooding at the Lido and it will not have any significant detrimental impacts on the amenity of occupants of the nearest residential properties.

The proposal is considered to comply with relevant UDP and London Plan policies in addition to objectives within the National Planning Policy Framework. Subject to no objections being received from Natural England, approval is recommended.

2. RECOMMENDATION

Approval, subject to no objections from Natural England and any additional

conditions Natural England may seek to impose and the following conditions:

1 SP01 Council Application Standard Paragraph

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land.

2 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.

3 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM14 Secured by Design

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

REASON

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

5 RES5 General compliance with supporting documentation

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

Ecological Assessment June 2012 3397.001

Reasonable Avoidance Measures (RAMS) Method Statement contained in the Ecological Assessment - Addendum - Great Crested Newts October 2012 Ref:3397.004

Arboricultural Impact Assessment Report Ref: TEP.3392.002 July 2012

Flood Risk Assessment September 2011

Addendum to Flood Risk Assessment September 2011

Flood Risk Assessment Addendum Note June 2012

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

REASON

To protect and enhance wildlife, to ensure the development provides ecological enhancement and minimises the risk of flooding, in accordance with Policies EC5, OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 7.19[c] and 5.12 of the London Plan (July 2011) and the NPPF.

6 OM2 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining landform and to ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with of the Hillingdon Unitary Development Plan Saved Policies (September 2007). in accordance with policies BE13 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. 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.
3. An Arboricultural Method Statement, to include ground protection.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- a. There shall be no changes in ground levels;
- b. No materials or plant shall be stored;
- c. No buildings or temporary buildings shall be erected or stationed.
- d. No materials or waste shall be burnt; and
- e. 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 can and will be retained on site and 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 COM9 Landscaping (including refuse/cycle storage)

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

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

- 2.a Details of Hard Landscaping
- 2.b Means of enclosure/boundary treatments
- 2.c Hard Surfacing Materials
- 2.d External Lighting

3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 5.17 (refuse storage) of the London Plan.

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, lobby openings and counter height) 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 (July 2011) Policies 3.1, 3.8 and 7.2.

10 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 (July 2011) Policies 3.1, 3.8 and 7.2

11 COM29 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which 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 and to protect the ecological value of the area in accordance with Policies BE13, OE1 and EC3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 NONSC Non Standard Condition

There shall be no storage, access or encroachment within the adjacent Ruislip Woods SSSI associated with the construction of the development hereby approved. All contractors working on site should be made aware of this requirement and shall be provided with a map that clearly shows the boundaries of the Ruislip Woods SSSI in relation to the development site.

REASON

To protect and enhance wildlife and to ensure the development provides ecological enhancement, in accordance with Policy EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 7.19[c] of the London Plan (July 2011) and the NPPF.

13 NONSC Non Standard Condition

Details of ecological enhancement measures, in accordance with the Ecological Mitigation Strategy, which shall incorporate bat and bird boxes and improved habitat for insects, shall be submitted to and approved by the Local Planning Authority prior to implementation of the development hereby approved. The ecological enhancement measures shall be provided prior to occupation of the buildings and shall be retained throughout the lifetime of the development.

REASON

To protect and enhance wildlife and to ensure the development provides ecological enhancement, in accordance with Policy EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 7.19[c] of the London Plan (July 2011) and the NPPF.

14 NONSC Non Standard Condition

Prior to the commencement of the development hereby approved, an ecological method statement shall be submitted to the Local Planning Authority and approved in writing.

This method statement shall set out the necessary measures to be put in place to ensure that demolition and construction work will not have an adverse impact on protected species. The works shall be carried out in accordance with the approved method statement.

REASON

To protect and enhance wildlife in accordance with Policy EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the NPPF, and Policy 7.19 of the London Plan (July 2011).

15 NONSC Non Standard Condition

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority, detailing how external litter bin facilities for users of the car park will be provided. This shall include a timescale for the provision of the facilities. The approved means, siting and timescale for the provision of the facilities shall be implemented in accordance with the agreed scheme and thereafter permanently maintained.

REASON

To protect the visual amenities of the surrounding area and to safeguard the interests of the amenities of visitors to the Lido, in accordance with Policies BE13 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 NONSC Non Standard Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be inspected and tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Pla

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 (July 2011) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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
BE19	New development must improve or complement the character of the area.
BE8	Planning applications for alteration or extension of listed buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 7.16	(2011) Green Belt
LPP 7.21	(2011) Trees and woodland
NPPF1	
NPPF10	
NPPF11	
NPPF9	

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

4 149 **Secured by Design**

The Council has identified the specific security needs of the application site to be the provision of CCTV. You are advised to submit details to overcome the specified security needs in order to comply with condition 5 of this planning permission.

5

In seeking to discharge conditions 9 and 10, the applicant is advised to incorporate the following:

1. The new ticket office counter should be at a height that is suitable for both wheelchair users and standing customers. It is considered that a counter height of 925 mm would provide an acceptable compromise.
2. The glazed screen proposed should be constructed from glass with a low light reflectance so that it does not affect the ability of people who are deaf or hard of hearing to lip read through it.
3. Short range induction loops should be provided at the ticket office. The induction loops should be specified, to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

6

The applicant is advised that should storage, access or encroachment within the Ruislip Woods

SSSI be found to occur as a result of the proposals during or after the works, this will be considered an offence under Section 28 of the Wildlife and Countryside Act 1981 (as amended)

whereby the applicant may be liable on summary conviction to a maximum fine of £20,000 or on conviction on indictment to an unlimited fine.

7

There has been a reduction in the size of the adjoining lake over time. It is not known whether this was caused by the silting up of the lake or import of unknown materials. As such, the ground on which the station stands may have been water filled in the past and there is a potential for imported materials to have been used around the water edges.

8

With regard to external materials, you are advised that both of the buildings should be timber clad and dark stained, with dark coloured roofs and doors, with windows and shutters painted in a suitable, discrete colour.

3. CONSIDERATIONS

3.1 Site and Locality

Ruislip Lido is located within the Green Belt and includes a large man-made reservoir surround by semi-natural woodland, scrub and grassland habitat. It is managed as a recreational and educational facility for the community, with visitor attractions including a miniature (narrow gauge) railway, a cafe, a pub and a visitor's centre, plus associated toilet facilities. It is largely surrounded by Ruislip Woods National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI), which it directly borders to the east, north and west.

The site occupies a small (approximately 0.41 hectares) area to the west of the Lido. A pedestrian/cycle track (the Lido Walk) bounds the site to the south east, beyond which is recreational grassland (Willow Lawn), leading to the bank of the Ruislip Lido, which is some 30m from the site. To the west runs the miniature railway line, beyond which is mixed grassland and woodlands known as Poor's Field. The area around the site generally comprises woodland and grassed areas of soft landscaping.

The site currently contains a single storey timber clad temporary building known as the Ruislip Lido Station, which serves the miniature railway. The building has an overhang shelter that faces onto the miniature railway line. The site has grass areas and 3 existing trees to the north of the station building. The building and railway are situated within the Green Belt and a Nature Conservation Site of Metropolitan, or Borough Grade 1 Importance.

The access to the site is via a tarmac drive that is lined by silver birch trees and a chain link boundary fence. The site levels fall gently across the site towards the north east from a high point along the southern edge. Trees on the site are managed and maintained by Hillingdon Council and are, therefore, not protected by a Tree Preservation Order.

3.2 Proposed Scheme

This application seeks full planning permission to demolish a single-storey ticket office building, and erect 2 new buildings to provide a replacement ticket office plus cafe and new toilet facilities, to support the on-going running of the facility. Details of the proposed buildings are as follows:

The toilet block will be located in the approximate position of the existing ticket office building. It would comprise a single storey modular building with a pitched roof, measuring 8.6 metres long by 3.9 metres wide. The external cladding would be a rinstone oak finish.

To the north east of the toilet block, it is proposed to locate the new ticket office/cafe building. This would also be a single storey modular building measuring 12.2 metres long x 5.486 metres wide x 2.4 metres high to eaves level and 3.4 metres to the ridge.

The proposed footprint of the buildings are aligned parallel to the exiting miniature railway line to the north. Drainage is linked to the separate proposals for the adjacent car park, which was recently granted planning permission (but has not yet been implemented). To make space for the proposed ticket office/cafe building, a group of three existing trees located within an area of scrub planting are proposed to be removed.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

Tree Survey and Arboricultural Impact Assessment

Individual trees, groups and woodland were recorded and assessed within influencing distance of the site.

Ecology Survey

The Ecological Assessment makes specific recommendations, including the specification of two dusk emergence bat surveys, the avoidance of disturbance of breeding bird habitats, general guidance and the provision of wildlife enhancements.

Bat Emergence Survey and Mitigation Report June 2012

No bats were recorded emerging from the Ruislip Lido Ticket Office or the ivy clad willow tree.

Ecological Assessment - Addendum Great Crested Newts October 2012

The Assessment includes a Method Statement that describes the Reasonable Avoidance Measures (RAMS) methods that should be implemented ensure a Natural England development licence is not required to allow this development. If a GCN is identified at any time prior to or during works, all work within the site should cease immediately and an ecologist consulted. A Natural England licence would then be likely to be required, prior to re-commencement of works.

Supporting Planning and Landscape Document

The document provides a site description, detailed site analysis, and sets out the design objectives.

Flood Risk Assessment Addendum

The addendum considers the flood risk implications of the two new buildings.

3.3 Relevant Planning History

1117/APP/2010/1997 Ruislip Lido Reservoir Road Ruislip

Construction of car park consisting of 150 parking spaces (as well as space for motor cycle parking). Re-consultation following receipt of revised plans, additional and amended supporting reports and amended application form.

Decision: 12-07-2012 Approved

1117/APP/2012/1257 Woody Bay Station, Ruislip Lido Railway Reservoir Road Ruislip

Demolition of existing buildings, provision of 3 new buildings (woodland centre, ticket office and mess room) with associated landscaping.

Decision: 30-08-2012 Approved

Comment on Relevant Planning History

Ruislip Lido is a man-made reservoir dating back to the nineteenth century. There have been numerous applications for minor development over the years. The most relevant planning history is provided below:

1117/APP/2010/1997: Construction of car park consisting of 150 parking spaces (as well as space for motor cycle parking) - Approved on 12/7/2012.

1117/APP/2012/125: Demolition of existing buildings, provision of 3 new buildings (woodland centre, ticket office and mess room) with associated landscaping - Approved on 31/8/2012.

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies (September 2007)

London Plan (July 2011)

National Planning Policy Framework

Council's Supplementary Planning Document: Accessible Hillingdon

Council's Supplementary Planning Guidance: Community Safety by Design

On the 8th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policies EM2 - Green Belt, Metropolitan Open Land and Green Chains and EM7 - Biodiversity and Geological Conservation, of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) are relevant to this application. Policy EC1 of the adopted Unitary Development Plan (Saved Policies) September 2007, has been replaced by Policy EM7, which states:

The Council will seek to designate and further review all the Borough grade Sites of Important Nature Conservation. Deletions, amendments and new designations will be made where appropriate within the Hillingdon Local Plan: Part 2 - Site Specific Allocations Local Development Document. These designations will be based on previous recommendations made in discussions with the Greater London Authority. Hillingdon's biodiversity and geological conservation will be preserved and enhanced with particular attention given to:

1. The conservation and enhancement of the natural state of:

Harefield Gravel Pits

Colne Valley Regional Park

Fray's Farm Meadows

Harefield Pit

2. The protection and enhancement of all Sites of Importance for Nature Conservation. Sites with Metropolitan and Borough Grade 1 importance will be protected from any adverse impacts and loss. Borough Grade 2 and Sites of Local Importance will be protected from loss with harmful impacts mitigated through appropriate compensation.

3. The protection and enhancement of populations of protected species as well as priority species and habitats identified within the UK, London and the Hillingdon Biodiversity Action Plans.

4. Appropriate contributions from developers to help enhance Sites of Importance for Nature Conservation (SINCs) in close proximity to development and to deliver/assist in the delivery of actions within the Biodiversity Action Plan.

5. The provision of biodiversity improvements from all development, where feasible.

6. The provision of green roofs and living walls which contribute to biodiversity and help tackle climate change.

7. The use of sustainable drainage systems that promote ecological connectivity and natural habitats.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.13 To seek to ensure the provision of 8000 additional dwellings in the Borough between 1 January 1987 and 31 December 2001.
- PT1.15 To enable the conversion of residential properties to create more units, provided the additional units are suitable to live in and the character of the area and amenities of the adjoining occupiers are not harmed.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

Part 2 Policies:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- 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
- BE19 New development must improve or complement the character of the area.
- BE8 Planning applications for alteration or extension of listed buildings
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC5 Retention of ecological features and creation of new habitats
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- R16 Accessibility for elderly people, people with disabilities, women and children
- LPP 5.1 (2011) Climate Change Mitigation
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage

LPP 7.16 (2011) Green Belt
LPP 7.21 (2011) Trees and woodland
NPPF1
NPPF10
NPPF11
NPPF9

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th September 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

501 adjoining households and local amenity groups were consulted. Five responses have been received, the contents of which are summarised below:

1. There are now 3 applications for this area submitted by the Council. There should be one application to make it easier to comment.
2. Why is a new ticket office needed when the existing one is perfectly adequate for this tiny volunteer railway which also has an adequate ticket office at the other end of the line?
3. Why are new toilets needed when there are public toilets close to the Waterside Inn and also close to the children's playground?
4. Why do you need to cut down established trees to build these unnecessary new buildings?
5. You have already agreed to the completely unnecessary 'overflow' car park which by default will become 'the car park of choice'.
6. Why do you want to make all these unnecessary updates to an beautiful location that does not need anymore construction and cannot afford to lose any more trees.
7. The application is mislabelled as Woody Bay Development and not Ruislip Station Development. Officer note: The site description was amended in order to provide clarity.
8. The application form has errors/ommissions
9. Location plans are a complete muddle - superceded drawings should be withdrawn -
10. Toilet block - although a preliminary drawing, it is not to Site Safe standards or vandal resistant. Insufficient information provided regarding internal and external finishes.
11. Flood Risk assessment - No evidence of additional works required by EA in report having been done or started.
12. Arbocultural report does not provide details of underground services (sewage, water and electrics) so no assessment done on possible damage to trees etc caused by their installation. Officer comment: Tree protection is covered by condition.
13. The Ecological assessment has totalled ignored recent sightings of grass snakes within 50 m of site and therefore conclusions regarding no impact on reptiles are totally false and they must be considered as a protected species.
14. the application site extends into the area of woodland and grass where three protected reptile species have been found.
15. The planning application is missing the relevant reptile survey reports, and the plans for reptile relocation.
16. The reports attached to the application, which dismiss the presence of reptiles in the area, are known to be inaccurate.
17. The grass area is part of the site of the reptile survey done in the summer of 2012. Hillingdon

Council's consultants found slow worm and grass snakes. Independent observers saw numerous grass snakes and slow worms this autumn, including juveniles. Despite this, there is no mention of this report and no plans to remove the reptiles before construction work begins.

18. Juvenile slow worms and grass snakes were seen at or close by the application site in September and early October. It is likely some of them are hibernating in the wooded area due to be cleared.

19. There is no way of proving that there are no Great Crested Newts or reptiles hibernating on the site. Therefore we believe it is unlawful to do this construction without applying for a GCN licence from Natural England.

20. If the work takes place during the winter without appropriate mitigation there is a strong likelihood that protected species will be unlawfully killed.

21. Destruction of habitat used by great crested newts *Triturus cristatus*.

22. No work should take place in regard to this planning application until a full ecological impact assessment has been conducted by a specialist and experienced consultant and appropriate mitigation has been undertaken.

23. The presence of great crested newt at abbreeding pond within 500m of the footprint of the proposed development has not been taken into consideration by the applicant.

24. Great crested newts could be using the habitat within the footprint for foraging and also for hibernation during the winter

25. Four species of reptile have been recorded in the area of grass and scrub which seems to be within the footprint of the proposed redevelopment of the ticket office and construction of toilet block.

NATURAL ENGLAND

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England's comments in relation to this application are provided in the following sections.

Ruislip Woods Site of Special Scientific Interest

No objection with conditions.

This application is in close proximity to Ruislip Woods Site of Special Scientific Interest (SSSI). Natural England considers that the application, as submitted, should not adversely affect the interest features of Ruislip Woods SSSI. Given the proximity of the proposal site to the SSSI and the associated potential for damage as a result of storage or disposal of materials, and operation of machinery or plant within the SSSI, should the Council be minded to grant permission, we advise that the following informative is appended to any consent:

· The applicant is advised that should storage, access or encroachment within the Ruislip Woods SSSI be found to occur as a result of the proposals during or after the works, this will be considered an offence under Section 28 of the Wildlife and Countryside Act 1981 (as amended) whereby the applicant may be liable on summary conviction to a maximum fine of £20,000 or on conviction on indictment to an unlimited fine.

We advise that the following should be secured by way of a condition on the planning permission:

· All contractors working on site should be made aware of the informative and should be provided with a map that clearly shows the boundaries of the Ruislip Woods SSSI in relation to the development site.

These conditions are required to ensure that the development, as submitted, will not impact upon the features of special interest for which Ruislip Woods SSSI is notified.

If your Authority is minded to grant consent for this application without the conditions recommended above, we refer you to Section 28I (6) of the Wildlife and Countryside Act 1981 (as amended), specifically the duty placed upon your authority, requiring that your Authority;

- Provide notice to Natural England of the permission, and of its terms, the notice to include a statement of how (if at all) your authority has taken account of Natural England's advice; and
- Shall not grant a permission which would allow the operations to start before the end of a period of 21 days beginning with the date of that notice.

Protected species

Natural England's comments in relation to the potential impacts upon protected species that may result from this proposal are provided below.

Bats

The information provided within the June 2012 Ecological Assessment (document reference 3397.001, version 2) highlights that building three has the potential to support roosting bats and recommends that further surveys are required. Specifically a combination of three evening emergence and/or dawn re-entry surveys are recommended but these do not appear to have been undertaken. Consequently, in accordance with Natural England's protected species standing advice, we recommended that further survey information in respect of bats is provided following good practice guidelines prior to the determination of this application.

Officer note: Bat emergence surveys have been carried out. No bats were recorded emerging from the Ruislip Lido Ticket Office or the ivy clad willow tree.

Great crested newts

Natural England notes that habitat which is likely to be affected by this proposal was assessed as being of limited value to great crested newts. However, we understand that a population of great crested newts was recorded in a pond within Ruislip Woods SSSI this spring. Consequently, we recommend that clarity is provided by TEP as to whether impacts to great crested newts are now likely. Such information should be provided prior to the determination of the application.

Officer note: A further Ecological Assessment Addendum (Great Crested Newts) has been submitted to address the above mentioned concerns.

Widespread reptiles

The information supplied in support of the application highlights the impacts resulting from this proposal upon widespread reptiles. Detailed advice on survey effort and mitigation requirements for these species can be found within our protected species standing advice. In accordance with our standing advice, we recommend that you consult the advice to establish whether sufficient survey effort has been undertaken to fully assess the impacts of this proposal along with the appropriateness of any necessary mitigation measures proposed in respect of reptiles.

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site before it determines the application.

Local landscape

Natural England does not hold information on local landscape character, however the impact of this

proposal on local landscape character (if any) is a material consideration when determining this application. Your authority should therefore ensure that it has had regard to any local landscape character assessment as may be appropriate, and assessed the impacts of this development (if any) as part of the determination process.

ENVIRONMENT AGENCY

We have assessed this application and have identified flood risk as the only constraint at this site.

You should be using our Flood Risk Standing Advice (FRSA) to determine if we need to be consulted directly on an application regarding flood risk. This site is in Flood Zone 1 and is under a hectare. Therefore cell F5 of the consultation matrix applies and you did not need to consult us.

The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere.

We recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

If you have identified drainage problems at this site through your Strategic Flood Risk Assessment or Surface Water Management Plan, you may want to request a formal Flood Risk Assessment from the applicant in line with Flood Risk Assessment Guidance Note 1.

ENGLISH HERITAGE ARCHAEOLOGY: No response.

METROPOLITAN POLICE CRIME PREVENTION OFFICER: No objections.

LONDON ESSEX AND HERTFORDSHIRE AMPHIBIAN AND REPTILE TRUST

We believe that this application will have the same impact on protected species as the application ref 1117/APP/2010/1997 to which we have previously objected, as the footprint for the proposed works coincides in part with the footprint of the Lido car park. Protected species are known to be present within this area and they would be unlawfully subjected to killing and injury contrary to the Wildlife and Countryside Act 1981 (as amended). In addition to this subsequent legislation such as the 1994 EU Habitats Directive would be contravened in respect to destruction of habitat used by great crested newt *Triturus cristatus*. We would therefore submit that no works should take place in regard to this planning application until a full ecological impact assessment has been conducted by a specialist and experienced consultant and appropriate mitigation has been undertaken including liaison with the relevant authority, Natural England and only as and when a licence has been granted by Natural England.

Specific objections to the current objection are:

1) the presence of great crested newt (*Triturus cristatus*) at a breeding pond within 500m of the footprint of the proposed development has not been taken into consideration by the applicant. This species and its habitat (terrestrial and aquatic) receives full protection under UK and European legislation (the Wildlife and Countryside Act 1981 as amended and the 1994 EU Habitats Directive, for example). Great crested newts could be using the habitat within the footprint for foraging and also for hibernation during the winter (including crevices in hardstanding, concrete foundations of the building etc).

2) four species of reptile have been recorded in the area of grass and scrub which seems to be within the footprint of the proposed redevelopment of the ticket office and construction of toilet block. All are protected by the legislation referenced above.

NORTHWOOD HILLS RESIDENTS ASSOCIATION: No response.

NORTHWOOD RESIDENTS ASSOCIATION: No response.

RUISLP LIDO RESIDENTS ASSOCIATION: No response.

RUISLP RESIDENTS ASSOCIATION: No response.

ICKENHAM RESIDENTS ASSOCIATION: No response.

EASTCOTE VILLAGE CONSERVATION PANEL: No response.

EASTCOTE RESIDENTS ASSOCIATION: No response.

RUISLIP WOODS MANAGEMENT ADVISORY GROUP: No response.

Internal Consultees

SUSTAINABILITY OFFICER

Flood Risk

There are no flood risk issues associated with this development.

Ecology

Background: The development site is situated in an area designated as a Metropolitan Site of Importance for Nature Conservation (SINC). It also borders a Site of Special Scientific Interest (SSSi). This makes the area on and around the site to be of a high quality in terms of ecology and nature conservation.

The applicant has submitted a series of ecological reports to ensure:

- The decision making fully considers impacts on protected species;
- That the risk to protected species is understood and that actions will be put in place to manage the risks;
- That any on-site harm can be mitigated through enhancement works.

Policy

The site is not within the SSSi, but it does border it. Natural England will need to provide comments on the direct impacts of the site and whether it impacts on their ability to manage it.

Ecological Report Findings

Bats: An emergence survey was undertaken in June 2012 to determine the value of the development site to bats. Whilst it showed that there was extensive bat activity around the site, the existing buildings and one tree were not observed as being used for roosting.

The buildings are considered to be of low value for bats, and no licence would be required for their removal.

In the context of the wider area, the removal and subsequent replacement of the building will have negligible impact. This opinion is based on a thorough and robust investigation into the presence of bats.

As bats were recorded in the area, two bat boxes should be installed in the fabric of the new building.

Reptiles: The site was recorded as having little value for reptiles. It is predominantly hardstanding or managed amenity grassland with a small amount of scrub considered to be of little value.

The Council has applied the Natural England standing advice and sought expert ecological advice on the presence of reptiles. This concludes that the development would have a negligible impact.

Great Crested Newts: A further investigation into the value of the site for great crested newts was completed in October. It is acknowledged that the surrounding area is likely to support great crested newts although the site is acknowledged as being of no value. However, due to the potential travel routes for newts, a method statement has been produced to ensure the development is carried out responsibly.

Conclusion

The Council has sought expert ecological advice to provide a clear understanding of the value of the site to a range of protected species known to be present in the area. The development is small scale and amounts to the replacement of an existing outdated building on a similar footprint. There is no loss of high quality habitats for bats, great crested newts or reptiles.

The expert ecological advice is that the development will not have an adverse impact on European protected species and therefore no licences are required.

However, as great crested newts and reptiles are known to be present in the area, a detailed method statement needs to be drawn up to ensure that the works to the building both through demolition and construction do not present an adverse impact.

The following conditions are therefore necessary:

Condition

Prior to occupation of the development, the applicant must present details of the installation of two bat boxes to the external fabric of the ticket office to the Local Planning Authority. Bat boxes shall then be retained throughout the lifetime of the development in accordance with the submitted details.

Reason

To protect and enhance wildlife in accordance with the NPPF and Policy 7.19 of the London Plan.

Condition

Prior to the commencement of development an ecological method statement shall be submitted to the Local Planning Authority and approved in writing. This method statement shall set out the necessary measures to be put in place to ensure that demolition and construction work will not have an adverse impact on protected species. The works shall be carried out in accordance with the approved method statement.

Reason

To protect wildlife in accordance with the NPPF and Policy 7.19 of the London Plan.

POLICY AND ENVIRONMENTAL PLANNING

The development is in the Green Belt. The facilities are relatively minor in scale, aimed at encouraging outdoor recreation at the Ruislip Lido and as such can be viewed as appropriate

development in the Green Belt in accordance with paragraph 89 of the NPPF. Design comments regarding its impact on the visual amenities of the Green Belt should be sought.

ACCESS OFFICER

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

In assessing this application and providing the following accessibility recommendations, reference has been made to London Plan policy 7.1 and 7.2, the Council's Supplementary Planning Document Accessible Hillingdon and BS 8300:2009:

1. Whilst it is assumed that level access would be provided into the new buildings, details should be provided to confirm that would be the case.
2. The new ticket office counter should be at a height that is suitable for both wheelchair users and standing customers. It is considered that a counter height of 925mm would provide an acceptable compromise.
3. The glazed screen proposed should be constructed from glass with a low light reflectance so that it does not affect the ability of people who are deaf or hard of hearing to lip read through it. Glass that is silvered or highly reflective should be avoided.
4. A short range induction of should be provided at the ticket office.

Officer note: The above issues have been dealt with by way of conditions and an informative.

TREE AND LANDSCAPE OFFICER

LANDSCAPE CONTEXT: The site is occupied by a single-storey ticket office for the Ruislip Lido Model Railway, situated on the north-west shore of the Ruislip Lido reservoir, at the end of Reservoir Road. The building and railway are situated within the Green Belt and a Nature Conservation Site of Metropolitan, or Borough Grade 1 Importance. A tree survey by TEP has assessed the condition and value of nearby trees and other vegetation in accordance with BS 5837:2012.

PROPOSAL: The proposal is one of a number of developments to enhance the visitor facilities at Ruislip Lido. In this case the existing railway building is to be removed and replaced with two new buildings, a ticket office and toilet block, aligned on a north-east /south-west axis, parallel to the railway line.

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.

- Three trees to the north of the existing ticket office will be removed to accommodate the new buildings, which will be on the same north-east/south-west alignment parallel with the railway line. Three trees will be removed to create space for the new ticket office. On the survey these trees are identified as T1 and T2 Common Ash and T3 Goat Willow, (On site, the Goat Willow appears to be an Aspen). Each of these trees is categorised as C1, 2 or trees of individually low merit. Given the proximity of other (retained) trees and the composition of the nearby woodland which characterises this site, there is no objection in visual/landscape terms to the removal of these trees.
- Landscape Planning proposals are presented in Gillespies report ref. GIL-OX491-700-Rev. B. This confirms that the details of the materials and appearance of the new building are to be confirmed and therefore should be conditioned.

- The same document shows the site to be adjacent to a proposed overflow car park to the north-east of the station.
- The submitted plans and cross-sections indicate that new/replacement planting will take place in association with the new buildings. Details of associated hard and soft landscape should be conditioned.
- An ecological assessment, dated June 2012, has been prepared by TEP which refers to this ticket office as Building 3. The ecological impact of the proposed buildings requires assessment.

RECOMMENDATIONS: No objection, subject to the above considerations and condition COM9 (1, 2, 4, 5 and 6).

URBAN DESIGN AND CONSERVATION OFFICER

COMMENTS: The proposals would not impact on any designated historic assets, although the Lido is itself a well known local attraction with significant community value. It is considered that the proposals would result in improved facilities for the railway, which is an important feature of the locality.

The materials and finishes of both of the new buildings are unclear on the drawings and should be conditioned; as should the detailed hard and soft landscaping of the area within the development site. This is to ensure that the new work fits comfortably with the surrounding informal and semi rural site setting. Ideally, both of the buildings should be timber clad and dark stained, with dark coloured roofs and doors, windows and shutters painted in a suitable, discrete colour.

CONCLUSION: No objection subject to suitable conditions being attached to any approval.

HIGHWAY ENGINEER

No objections.

ENVIRONMENTAL PROTECTION UNIT (EPU)

EPU is not aware of any contamination problem with the soil in this area. The Lido seems to have changed shape over the years since it was owned by the Regents Canal Company on map 1900 to 1949. Whether this indicates tipping in the sides or just silting up of the lake I am not sure. The only tipping I think happened was in the area of the restaurant where I understand foundation rubble was used at the waterside to extend the land. An informative could be considered mentioning the change in shape of the Lido water body and potential for unknown tipping in the sides, although given we have no evidence of any contaminated soil in the area of the station you may consider that this is not necessary.

Informative

There has been a reduction in the size of the lake over time. It is not known whether this was caused by the silting up of the lake or import of unknown materials.

A contaminated land condition is not necessary as we are not aware of any potential contamination other than in the rubble we think could have been used in the restaurant area. I would however add a condition for any imports of soils or other materials to be used in the landscaping or regrading of the site.

Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for

landscaping purposes shall be clean and free of contamination. All imported soils shall be inspected and tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

Reason

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Saved UDP Policy OL1 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Saved Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

Policy EM2 of the Hillingdon Local Plan: Part 1 - Strategic Policies, adopted on the 8th November 2012, states that any proposals for development in the Green Belt will be assessed against National and London Plan policies.

London Plan policy 7.16 reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

In this instance, the support buildings are essential to and associated with the use of Ruislip Lido for open air recreation. The current proposals would not change the existing function of the site, but would improve the facilities associated with the open air recreational use of the wider Lido site, maintaining the existing character and increasing public accessibility. The project is one of a number of developments to enhance the visitor facilities, improve the appearance and character of the area and the functions of the buildings. The provision of sensitively located and carefully designed buildings will help to address aid and encourage the continued use of Ruislip Lido for outdoor recreational activities.

In view of the above, very special circumstances would not need to be demonstrated in order to justify the provision of these buildings and associated infrastructure. There is therefore no objection in principle to the development on Green Belt land.

7.02 Density of the proposed development

Not applicable to this application.

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

There are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity of the site. The Urban Design and Conservation Officer has confirmed that the proposal will not impact on any heritage assets. Accordingly, no objections have been raised in this respect.

7.04 Airport safeguarding

Not applicable to this development.

7.05 Impact on the green belt

Saved Policy OL2 seeks landscape improvements within the Green Belt. Saved Policy OL5 will only permit proposals for development adjacent to or conspicuous from the Green Belt if it would not harm the character and appearance of the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features.

The site comprises a single storey building, used as a ticket office for the miniature railway. In addition, the site boundaries, especially to the north and west are bordered by mature existing trees, providing a good degree of visual screening, which would help to maintain a rural outlook at this part of the Lido and its surrounds.

The site's zone of visual influence will remain relatively high, as Ruislip Lido is a popular and well used facility. However, the proposed buildings are single storey and will not be readily visible from longer views. The proposed buildings have been sited so as to minimise the impact it will have in terms of ecology, flooding, etc. Furthermore, it is proposed to provide tree planting to the north east, in connection with the recently approved overflow car park on the adjacent site, which together with the existing trees to be retained, will provide an element of screening, which will become more effective as the planting matures.

On balance, it is considered that the need for additional facilities to serve the Lido, which will encourage the continued use of the Lido for outdoor recreation, outweighs any adverse impact in terms of the visual amenity of the Green Belt. It is not considered that the proposal will have such an adverse impact on the openness of the Green Belt as to justify refusal. Overall, given that the proposals involve replacement buildings in an area of the Lido that has been previously developed, the existing landscape character, and the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. It is therefore not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved Policies pt 1.29 and OL1, OL2, OL5 and OL26 of the UDP.

7.06 Environmental Impact

This has been addressed within parts 7.05 (Green Belt), 7.14 (Trees, Landscaping & Ecology), 7.17 (Flood Risk) and 7.18 (Noise/Air Quality) of the report.

7.07 Impact on the character & appearance of the area

This issue has been covered in Section 7.05 of this report.

7.08 Impact on neighbours

There are no residential properties within the vicinity of the proposed development. It is therefore not considered that the proposal would result in an over dominant form of development, or that there would be a material loss of privacy, daylight or sunlight to surrounding properties which would detract from the amenities of neighbouring occupiers, in compliance with Policies BE20, BE21 and BE24 of the UDP Saved Policies (September

2007) and relevant design guidance.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Saved Policies AM2 and AM7, of the UDP are concerned with traffic generation and road capacity. Saved Policies AM9, AM14 and AM15 of the UDP relate to the provision of adequate car parking and secure cycle storage.

The proposal is for the upgrade and improvement of existing facilities and it is not anticipated that there would be any significant increase in vehicular movements to the Lido as a result of the development. Therefore, it is not considered that the proposed development will have a detrimental impact upon the adjacent highway network, particularly during peak weekday traffic periods.

In terms of parking for the larger Ruislip Lido site, there is an existing free-to-use 260 space permanent car park, close to the bus turning circle area at the end of Reservoir Road. In addition, planning permission has recently been granted for a 150 space overflow car park on the western edge of the Lido. Public transport access to the site is through the H13 bus service which stops on Reservoir Road in the vicinity of the Waters Edge pub/restaurant.

It is considered that the existing parking facilities at the Lido will continue to cater for any parking demand as a result of the proposal.

No objections are raised on the highways aspect of the proposals, which are considered to be in compliance with Saved Policies AM2 and AM7, AM9, AM14 and AM15 of the UDP.

7.11 Urban design, access and security

The Urban design and Conservation Officer notes that the materials and finishes of both of the new buildings are unclear on the drawings and should therefore be conditioned as should the detailed hard and soft landscaping of the area within the development site. This is to ensure that the new work fits comfortably with the surrounding informal and semi rural site setting. Ideally, both of the buildings should be timber clad and dark stained, with dark coloured roofs and doors, windows and shutters painted in a suitable, discrete colour. This advice is provided to the applicant by way of an informative.

Subject to the above mentioned condition, it is considered that the proposals to upgrade the facilities at the Lido would be sympathetic to this semi rural environment, in compliance with Policy BE13 of the UDP Saved Policies (September 2007).

7.12 Disabled access

The toilet block includes disabled male/female toilets. The proposals include subtle terrace levels within the gradual slope of the site to enable gentle access routes to the building entrances. Steps and ramps will be detailed to meet DDA and Part M Building Regulations for accessibility. In addition, the proposed materials for the external hard landscaping provide a smooth flowing surface.

The Access Officer raises no objections, subject to confirmation that level access can be provided to the entrances. The Access Officer also recommends that the new ticket office counter should be at a height that is suitable for both wheelchair users and standing customers. It is considered that a counter height of 925mm would provide an acceptable compromise. The glazed screen proposed should be constructed from glass with a low

light reflectance so that it does not affect the ability of people who are deaf or hard of hearing to lip read through it. Glass that is silvered or highly reflective should be avoided. A short range induction of should be provided at the ticket office and that induction loops should be specified, to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance. These recommendations are secured by way of conditions and an informative.

Subject to conditions to ensure the provision of facilities designed for people with disabilities are provided prior to commencement of use, the scheme is considered to comply with Saved Policy R16 of the UDP, London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING ISSUES

Saved Policy OL2 seeks landscape improvements within the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features. Saved policy BE38 seeks the retention of topographical and landscape features and the provision of new planting and landscaping associated with development proposals.

Three trees to the north of the existing ticket office will be removed to accommodate the new buildings, which will be on the same north-east/south-west alignment parallel with the railway line. These trees are identified as Common Ash and Goat Willow and are categorised as trees of low merit. Given the proximity of other retained trees and the composition of the nearby woodland which characterises this site, there is no objection in visual and landscape terms to the removal of these trees. Whilst there is unlikely to be space to replace the existing trees as part of this site proposal, it is noted that the adjacent car park proposal recently submitted proposes a relatively high number of proposed new tree planting which will assist mitigating the loss in tree cover.

The Tree and Landscape Officer notes that new and replacement planting will take place in association with the new buildings. The Tree and Landscape Officer raises no objections subject to conditions requiring details of associated hard and soft landscape.

ECOLOGY:

Saved policy EC2 of the UDP seeks the promotion of nature conservation interests. Saved Policy EC3 requires proposals for development in the vicinity of sites of nature conservation importance to have regard to the potential effects on such sites on changes in the water table and of air, water, soil and other effects, which may arise from the development. Regarding the creation of new habitats, Policy EC5 of the plan seeks the retention of certain on-site ecological features enhancement of the nature conservation and ecological interest of sites or create new habitats.

Policy EM7 of the Hillingdon Local Plan: Part 1 - Strategic Policies, adopted on the 8th November 2012, emphasises the importance of the protection and enhancement of all sites of importance for nature conservation.

The application site is adjacent to the Ruislip Woods Site of Special Scientific Interest (SSSI)SSSI/National Nature Reserve NNR. The development site is also situated in an area designated as a Metropolitan Site of Importance for Nature Conservation (SINC).

Natural England and other non statutory organisations have been consulted. Natural England considers that this application is unlikely to have significant implications for the SSSI/NNR. Consequently, it has no comments to make in respect of these designated sites, subject to no storage, access or encroachment within the Ruislip Woods SSSI in connection with the development. This is covered by a condition and informative.

The Ecological Assessment was submitted with the application, which makes specific recommendations, including the specification of two dusk emergence bat surveys, the avoidance of disturbance of breeding bird habitats, general guidance and the provision of wildlife enhancements. A bat emergence survey was undertaken in June 2012, whilst a further investigation into the value of the site for great crested newts was completed in October. These latter reports were submitted at the request of Natural England.

Protected Species

Bats

A bat assessment was carried out on the Ruislip Lido Ticket Office building to be demolished. This structure consists of a single storey timber clad metal container, with a concrete-tiled pitched roof. There is no roof void within this building, although there are several gaps along the perimeter, particularly on the western side of the roof which could potentially allow access for roosting bats. However, no potential for bats was recorded and no evidence of bats was recorded within this building. The Ecological Assessment considers that this building has a low to moderate potential for roosting bats.

Natural England recommended further evening emergence and/or dawn re-entry surveys be undertaken. The applicants consultants confirm that these surveys have been carried out. The surveys did not identify any bats exiting or entering the building. The survey information provided by the applicants suggests that no bats are present within the application site/utilising buildings, trees or other structures that are to be affected by the proposals. Nevertheless the Ecological Assessment recommends that if no evidence of bat activity is recorded during the surveys, any work that is undertaken that may affect the features of bat potential, be undertaken under a method statement. This should include measures such as methods to be followed in the event of a bat being discovered during works and enhancement measures for bats; for example installation of bat boxes on the building and/or mature trees within the site. This is covered by condition.

The bat emergence surveys were undertaken on 10th May and 24th May 2012. No bats were seen emerging from the building or tree during the emergence surveys, which were undertaken at a suitable time of year, which gives a good indication that bats are unlikely to be roosting in the building or tree.

Despite there being significant bat activity in the area during both surveys, the ticket office building is considered to be sub-optimal roosting habitat in contrast with the significant availability of roosting opportunities within the surrounding woodland.

It is considered that a European Protected Species Licence will not be required for the proposed work to proceed and it is not considered that there will be any negative impacts to bats and the conservation status of the local bat population.

Although no bats were seen emerging from the ticket office building, significant bat activity was recorded in the vicinity. It is therefore recommended that the following best practice measures are followed during the proposed work:

- All site personnel shall be briefed on bats, and best practice measures to be followed in the event the bats are encountered during construction.

- In the unlikely event that a bat is encountered during work, all work must stop as soon as it is safe to do so, the area shall be fenced off and a licenced ecologist shall be contacted for advice on the most appropriate course of action.

To align with the requirements of the National Planning Policy Framework 2012, it is recommended that enhancement measures for bats are implemented as part of the proposed works. This would comprise at least two bat roosting boxes installed either on the new buildings or on suitably sized trees within the site. The bat boxes should be placed at least 4m from ground level, and not illuminated by artificial lighting. This is covered by condition.

Great crested newts (GCN)

Natural England notes that habitat which is likely to be affected by this proposal was assessed as being of limited value to great crested newts. However, because a population of great crested newts was recorded in a pond within Ruislip Woods SSSI this spring, it sought clarification as to whether impacts to great crested newts are now likely. The applicants have subsequently submitted an addendum report to be read in consideration with the initial report taking into account the presence of a small population of GCN to the west of the site.

The site provides negligible suitable habitat to support GCN. However, due to the presence of suitable habitat adjacent to the site and the presence of a GCN pond within approximately 150m of the site, supporting a small population of amphibians, there is some potential for GCN to cross the site when foraging or moving through the local area. There is therefore low potential to affect GCN as part of the development.

The addendum report concludes that due to the lack of suitable habitats within the site to support sheltering or hibernating amphibians, it is possible to undertake the development using Reasonable Avoidance Measures (RAMs) by timing the development during the winter months. The addendum Report includes a Method Statement which describes the Reasonable Avoidance Measures (RAMS) that should be implemented ensure a Natural England development licence is not required to allow this development. If a GCN is identified at any time prior to or during works, all work within the site should cease immediately and an ecologist consulted. A Natural England licence is likely to be required prior to recommencement of works. The RAMs Method Statement has been secured by condition.

It is noted that the adjacent car park development scheme, is unaffected by these proposals and will continue to require a Natural England licence. The habitats within the adjacent car park development are suitable to support hibernating GCN and therefore cannot be undertaken using RAMs.

Widespread Reptiles

The surrounding habitat is known to support a healthy population of reptiles, including adder. However, the Ecological Report concludes that the site has a negligible potential for reptiles, due to being restricted to hard standing, buildings and a small area of amenity grassland and ruderal vegetation, which is structurally simple, offering little in the way of

habitat. No evidence or potential to support any other protected species was identified during the survey.

Natural England raises no objections, but makes reference to its standing advice, to establish whether sufficient survey effort has been undertaken to fully assess the impacts of this proposal along with the appropriateness of any necessary mitigation measures proposed in respect of reptiles.

Local residents and amenity groups have raised concerns that the application site may contain protected species (reptiles) and have made reference to previous surveys, submitted in support of the application for the overflow car park on the adjacent site. The Ecological mitigation Strategy report dated June 2012 included the results of surveys carried out this year. The survey are included in the current application site as well as the adjacent car park area. A small population of slow worm and adder were identified on the adjacent site, although no protected species were found on the station site.

The Ecological Report states that since the application site offers little in the way of habitat, reptiles are not considered further in the report. However, as stated above, the surrounding habitat is known to support a healthy population of reptiles, and some refuge and hibernation opportunities may exist within the small scrub land area to the north of the site. In the absence of mitigation measures to protect reptiles, the proposals might result in the killing or injury of reptiles. This would be an offence under the Wildlife and Countryside Act 1981 as amended. To avoid committing an offence, any reptiles will need to be excluded and removed from the site prior to the commencement of works. A condition is therefore recommended requiring an ecological method statement which sets out the necessary measures to be put in place to ensure that demolition and construction work will not have an adverse impact on protected species. It is noted that the method statement in section 5 of the ecological assessment addendum (October 2012) is sufficient to ensure that great crested newts will be protected. However, this needs to be expanded to consider reptiles as well.

Subject to this condition, it is considered that sufficient survey effort has been undertaken to fully assess the impacts of this proposal, along with the appropriateness of any necessary mitigation measures proposed in respect of reptiles.

Birds

The disturbance or removal of potential breeding bird habitat should ideally be undertaken outside of the bird breeding season (avoiding March-August as a guide). If it is necessary to conduct these works during the breeding season, The Ecological Report recommends that this should be carried out under the supervision of an experienced ecologist, who will check the areas of potential in advance for the presence/absence of any birds nests. If any active nests are found then works with the potential to impact on the nest must cease and an appropriate buffer zone should be established until the young have fledged and the nest is no longer in use.

Proposed mitigation

The Ecological Report includes recommendations for enhancing the ecological offer. The measures suggested relate to bat, bird and insect boxes, but there is no confirmed details regarding where these would be installed. Natural England state that the ecological mitigation measures and enhancements outlined in the submitted ecological assessment should be secured by suitably worded conditions on grant of planning permission. A

condition is therefore recommended, requiring the following ecological enhancements, in accordance with the mitigation measures set out in the submitted Ecological Report:

Two bat boxes are either incorporated into the structure of the new buildings, or installed on suitably sized trees.

The provision of insect boxes is also recommended, both to enhance the biodiversity of the site.

Conclusion

The Council has sought expert ecological advice to provide a clear understanding of the value of the site, to a range of protected species known to be present in the area. The development is small scale and amounts to the replacement of an existing outdated building on a similar footprint. There is no loss of high quality habitats for bats, great crested newts or reptiles. The expert ecological advice is that the development will not have an adverse impact on European protected species and therefore no licences are required. However, as great crested newts and reptiles are known to be present in the area, a detailed method statement needs to be drawn up to ensure that the works to the building both through demolition and construction do not present an adverse impact.

Subject to no objections being received from Natural England and any conditions that body may wish to impose and subject to the conditions referred to above, it is considered that the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Policies EC2, EC3 and EC5 of The Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy EM7 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012).

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

FLOODING

Saved Policies OE7 and OE8 of the UDP seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

An addendum to the main Flood Risk Assessment (September 2011) for the wide Lido site has been submitted, to consider the flood risk implications of the two new buildings subject to this application. The site is just within the modelled flood limits for the 1:100-year climate change flood event. The existing ground level varies from 50.5m above ordnance datum (AOD) to 51.3m AOD. Following discussions between the applicants and the Environment Agency, the design criteria for the two buildings were advised as 0.3m above the 1:00 year climate change flood level of 50.85m AOD.

The finished floor level of the toilet block is designed at 51.26m AOD which is greater than 0.3m above the flood level and 51.04m AOD for the ticket office/cafe, which is 0.2m above flood level. With respect to the later building, this is the highest floor level that can reasonably be accommodated to ensure acceptable access, with a maximum 1 in 12 slope for the access ramp.

In terms of access, the Environment Agency advised that access should preferably be flood free, although some depth of flooding may be acceptable. The west side of the

building footprint is well above the 1:100 year climate change flood level at 51.3m AOD and the walkway will be provided in front of the buildings above the flood level that provides acceptable access to the higher ground on the west side.

In terms of compensatory storage for floodplane lost by the building footprint and access ramp, this is calculated at less than 20m³, which is considered to be minimal. This compensatory storage has already been factored in the main Flood Risk Assessment for the Lido site.

DRAINAGE

The original analysis to assess the potential increase in surface water runoff from the recently approved car park on the adjacent site was reworked to include the additional footprints for the toilet block and railway building. The volume requirement for the swale proposed along the northern edge of the car park was reassessed. The critical volume requirement is 182 cubic metres and the swale design will be modified to accommodate this. A simple pipe outlet will limit the peak flow into the Ruislip Lido to 7 cubic metres per hour.

The Environment Agency has identified flood risk as the only constraint at this site and has raised no objections to the proposals. Subject to the measures contained in the Flood Risk Assessment which are secured by conditions, it is considered that the risk of flooding on site, elsewhere within the Lido and downstream of the Lido will be minimised and that the statutory functions of the Environment Agency will not be compromised. The proposals are therefore considered to accord with Policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), and Policy 5.12 of the London Plan (July 2011).

7.18 Noise or Air Quality Issues

In terms of activity, no additional general visitor trips are forecast to occur as a consequence of the development. There are no residential properties within the vicinity of the site and it is not considered that the proposed development would result in the occupiers of the nearest surrounding properties suffering any significant additional noise and disturbance, in compliance with Policy OE1 of the UDP Saved Policies September 2007.

There are no specific air quality issues associated with this application.

7.19 Comments on Public Consultations

Five responses to the public consultation have been received. The main area of concern relates to ecological issues which have been dealt with in this 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

There are no other issues relating to 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'.

10. CONCLUSION

The general principle of the development is considered acceptable, as the proposal is required in connection with the existing outdoor leisure activity at the Lido, an appropriate Green Belt use. It is considered that the proposal complies in general with the key theme contained within NPPF, Saved UDP and London Plan Green Belt Policies, by keeping the land permanently open.

In terms of the impact on the Green Belt, the proposed changes to the landform are minimal. While some trees will be removed to accommodate the proposal, it is considered that the visual impacts of the proposal will not be of significant detriment to the character of this part of the Green Belt.

The application has demonstrated that the proposed development could be completed without detriment to the recognised ecological value of this area, including protected species and the adjacent Nature Conservation Sites.

There are no flood risk issues associated with this development.

No additional general visitor trips are forecast to occur as a consequence of the development. Therefore, there will be no impact upon the public parking provision and management of car parking serving Ruislip Lido. The proposals would be unlikely to lead to conditions detrimental to highway and pedestrian safety or to traffic congestion on the local road network.

Approval is therefore recommended.

11. Reference Documents

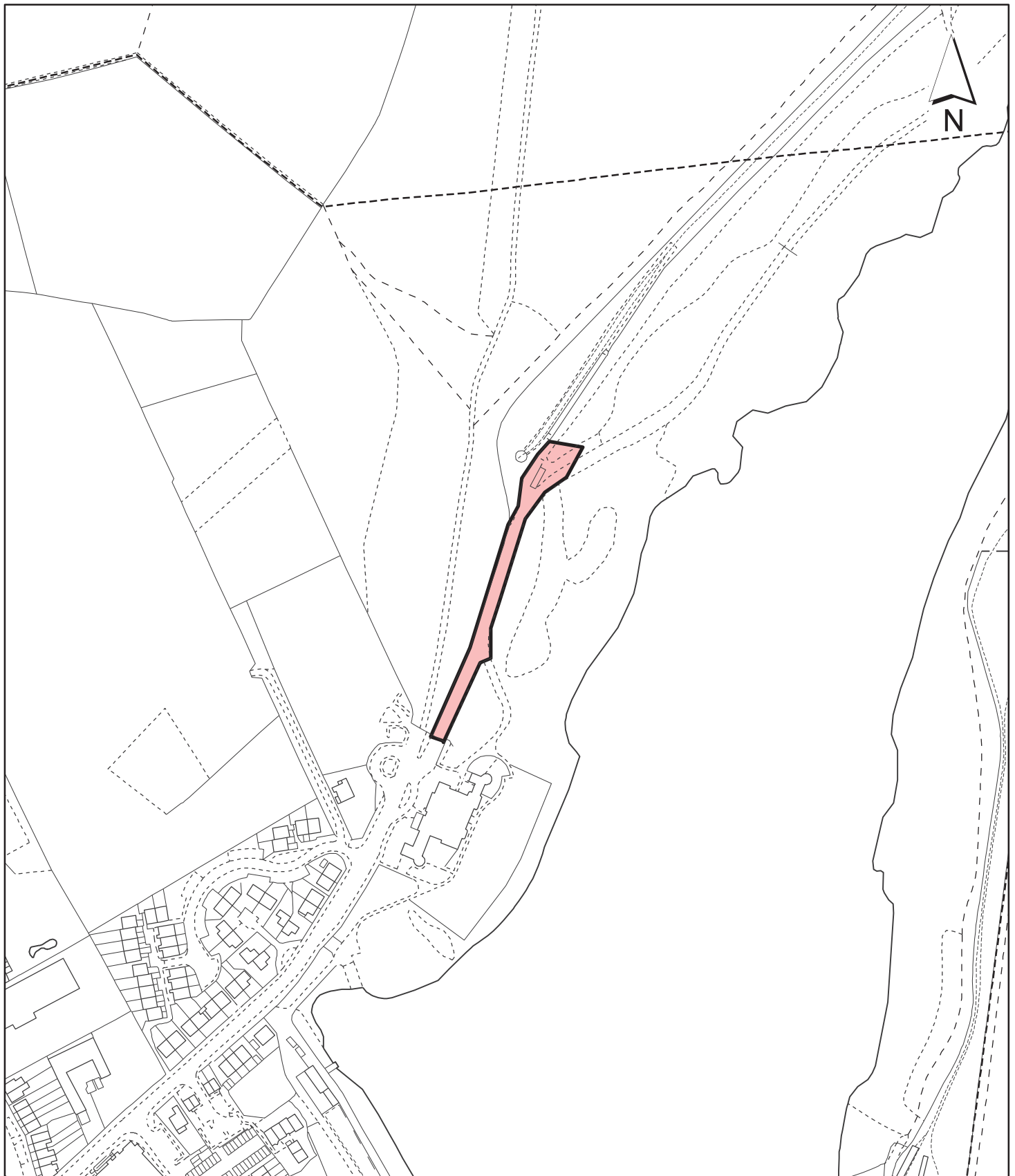
Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (July 2011)

National Planning Policy Framework

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**North Planning Committee - 22nd November 2012
PART 1 - MEMBERS, PUBLIC & PRESS**



Notes

 Site boundary

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Site Address

**Ruislip Lido Railway Station
Reservoir Road
Ruislip**

Planning Application Ref:

1117/APP/2012/1785

Planning Committee

North

Scale

1:3,000

Date

**October
2012**

**LONDON BOROUGH
OF HILLINGDON**
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