

Report of the Head of Planning & Enforcement Services

Address LAND AT HIGH MEADOW CLOSE PINNER

Development: Erection of a 45 Bed Care Home (Use Class C2) with associated landscaping and parking.

LBH Ref Nos: 196/APP/2012/1776

Drawing Nos: Agent's e-mail dated 9/11/12
Letter from Vivo Medical Care Ltd. dated 8/11/12
Supplementary Transport Asserssment, November 2012
Agent's e-mail dated 8/11/12
Agents email dated 29/11/12
PA11
PA08D
Agent's covering email dated 9/10/12
Agent's email dated 7/11/12
Travel Modal Split and Parking Assessment Note, November 2012
Agent's email dated 5/11/12
88 Rev. S (Swept Path of Ambulance Turning 2)
88 Rev. S (Swept Path of Estate Car Turning)
Agent's letter dated 5/11/12
97
98
99
100
101
102
103
88 Rev. U
93 Rev. E
94 Rev. B
95 Rev. E
87 Rev. B
96 Rev. B
PA01A
PA02B
PA03A
PA04B
PA05B
PA06B
PA07A
PA09A
PA10A
L5327 920 Rev. B
Landscape Management Specification
LO1
82 Rev. T
83 Rev. K
84 Rev. K
85 Rev. M
86 Rev. K

89 Rev. F
 90 Rev. E
 91 Rev. B
 92 Rev. A
 81 Rev. R
 L5327 921 Rev. A
 6 A4 photograph sheets of former care home
 Design and Access Statement, July 2012
 Gross floor area comparisons for proposed care home
 Arboricultural Impact Assessment, June 2012
 Energy Strategy, May 2012
 Landscape and amenity space comparisons for urban care home
 developments
 Landscaping and amenity space comparisons for proposed care home
 Arboricultural Method Statement, June 2012
 Reptile Survey, April 2012
 Transport Statement, August 2012
 88 Rev. S (Swept Path of Ambulance Turning 1)
 Extended Phase 1 Habitat Survey, November 2011
 Agent's covering email dated 26/11/12

Date Plans Received:	20/07/2012	Date(s) of Amendment(s):	12/11/2012
Date Application Valid:	20/08/2012		29/11/2012
			23/07/2012
			26/07/2012
			20/08/2012
			09/11/2012
			24/10/2012
			08/11/2012
			05/11/2012
			07/11/2012
			25/09/2012
			21/08/2012
			26/11/2012
			09/10/2012

1. SUMMARY

This is a proposal for a 45 bedroom care home on the site of the now demolished Frank Welch Court, a former Council care home located on the southern side of High Meadow Close.

The proposed part two storey, part single storey care home is a large building, which would extend across much of the length of the site. However, the building has been designed as a series of irregular blocks with staggered elevations and glazed links which help to break up the appearance and bulk of the building. The building is also considered to be of a good quality design that would hold its own in the street scene. On this basis, the Council's Urban Design/Conservation Officer does not raise any objection to the proposal.

The scheme also makes adequate provision for the retention of existing trees on site and

would provide for suitable additional planting and landscaping.

The scheme would also provide suitable accommodation for future occupants and the Council Highway Engineer advises that adequate car parking would be provided. The scheme has also been conditioned to ensure that it would make a suitable contribution towards energy reduction and would provide a commensurate package of S106 contributions to mitigate the impacts of the scheme. The scheme would also provide employment opportunities within the local area.

It is therefore considered that on balance, the scheme is acceptable and is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:

1. That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

(i) 10 Year Green Travel Plan in accordance with TfL guidance.

(ii) Transport: in line with the SPD any and all highways works will need to be addressed through a s278 and/or s38 agreement.

(iii) Health: A contribution of £9,750.15.

(iv) Libraries: A contribution of £1,035.

(v) Construction Training: An in-kind training scheme or a financial contribution secured equal to £2,500 for every £1m build cost + number of units 45/160 x £71,675 = total contribution which is estimated to be £25,158.59.

(vi) Ecology: A contribution of £30,000.

(vii) Project Management and Monitoring Fee: A financial contribution equal to 5% of the total cash contributions is to be secured to enable the management and monitoring of the resulting agreement.

2. That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

3. If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.

4. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

5. That on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers.

6. That if the application is approved, the following conditions be attached:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LO1, 81 Rev. R, 82 Rev. T, 83 Rev. K, 84 Rev. K, 85 Rev. M, 86 Rev. K, 87 Rev. B, 88 Rev. U, 89 Rev. F, 90 Rev. E, 91 Rev. B, 92 Rev. A, 93 Rev. E, 94 Rev. B, 95 rev. E, 96 Rev. B, 97, 98, 99, 100, 101, 102, 103, PA01A, PA02B, PA03A, PA04B, PA05B, PA06B, PA07A, PA08D, PA09A, PA10A and PA11 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (July 2011).

3 COM12 Use Within Same Use Class

The premises shall be used for a care home and for no other purpose (including any other purpose in Class C2 and not for general needs housing of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure that the Local Planning Authority maintains control of the future use of the building, in the interests of safeguarding the amenities of surrounding residential occupiers, in accordance with policy OE1 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

4 RES6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

5 RES7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

6 RES8 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, together with details of proposed drains and services 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.

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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.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 Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

7 RES9 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, to include additional tree planting near to site boundaries
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials

- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

3. Schedule for Implementation

4. Other

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

Thereafter the development shall be carried out and maintained in full accordance with the approved details/scheme of landscaping, including refuse/cycle storage and landscape maintenance.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

8 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 NONSC Non Standard Condition

Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

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 Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

10 NONSC Non Standard Condition

Prior to the commencement of works on site, a fire strategy that demonstrates that the building design has sufficient and appropriate refuge areas; would incorporate building features that support horizontal evacuation and/or a 'stay put' policy; and/or would feature fire rated lifts to facilitate the safe and dependable evacuation of people with reduced mobility shall be submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved details which shall thereafter be permanently retained.

REASON

In order to ensure that the development complies with Policy 7.2 of the London Plan (July 2012).

11 RES15 Sustainable Water Management (changed from SUDS)

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and London Plan (July 2011) Policy 5.12.

12 COM31 Secured by Design

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998

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

13 RES25 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 in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

14 NONSC Non Standard Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1. the calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately;
2. proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services;
3. proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP);
4. proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies.

The assessment shall demonstrate that the measures proposed to meet steps 2 -4 above will reduce the CO₂ emissions by a minimum of 25% from 2010 Building Regulations (Part L). At all stages the report must clearly show the energy demand (kwhr) and the carbon emissions (KgCO₂). The conclusions must present a clear solution which is reflected in the relative plans (e.g. roof plan must shown photovoltaic panels if proposed). The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan (July 2011).

15 COM25 Loading/unloading/deliveries

There shall be no services or deliveries, including the loading or unloading of goods outside the hours of 07:00 and 18:00, Monday to Friday, and between the hours of 07:00 and 13:00 on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

16 RES22 Parking Allocation

The premises hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

17 NONSC Non Standard Condition

Prior to their installation, full details of the siting and design of the photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. The panels shall be installed in accordance with the approved details and therefore permanently retained.

REASON

To ensure that the panels are not detrimental to the appearance of the building and street scene, in accordance with policy BE13 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

NPPF	National Planning Policy Framework (March 2012)
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure

LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
EC2	Nature conservation considerations and ecological assessments
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

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

4 I6 Property Rights/Rights of Light

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

5 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.

6 I21 Street Naming and Numbering

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

7 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in

connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

8 125 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

9 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

10

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the site of the former Frank Welch Court (which has since been demolished), a Council owned sheltered care home providing 31 resident bed spaces, a warden's flat and a visitor's flat, situated on the southern side of High Meadow Close. High Meadow Close forms a short spur road which is approached from Daymer Gardens. This forms a residential cul-de-sac accessed from Catlin's Lane to the west which links High Street, Eastcote in the south with Chamberlain Way in the north. The site is a 0.47ha cleared and somewhat overgrown rectangular site, which has been secured with the placing of bollards on the access road and hoarding erected across the site's entrance. The site mainly abuts the rear gardens of detached properties in Daymer Gardens to the north, east and west and Larkwood Rise to the south. A small open landscaped area which contains a number of mature trees adjoins the entrance of the site, sited between the spur road and Daymer Gardens. Ground levels generally slope from the north east down to the south west in this vicinity so that there is a difference in ground levels between the north eastern and south western corners of the site of some 4.2 metres. There are a number of mature trees, mainly on the periphery of the site, particularly at its north-eastern end.

The boundary of the Eastcote Village Conservation Area lies some 40m to the south of

the site and the site, together with the areas to the north and west are covered by Tree Preservation Order 61, with the area immediately to the east covered by Tree Preservation Order 81.

3.2 Proposed Scheme

This proposal is to erect a part two, part single storey building with a smaller lower ground/basement level at the south western end of the building to provide a 45 bedroom care home. The building would comprise a series of blocks linked at ground and first floor levels, to produce a building with an overall length of some 100m and maximum depth of 23.3m on the ground floor. The building would be split into two main blocks on the first floor. The north eastern block at first floor level would have an overall length of approximately 36m with the length of the southern block some 40m. These blocks would be further broken down by the incorporation of recessed glazed links. Four of the five main two storey blocks would incorporate crown roofs, some with half dormers, with the other block having a more traditional gable end ridge roof. The glazed links would have flat roofs and the single storey elements of the building mainly crown/dummy pitched roofs. Due to the sloping ground levels, the site would require levelling around the footprint of the building and the building would be sunk into the ground, particularly on the northern side. The building would have varied treatment, including mainly brickwork on the ground floor, with render on the first floor with timber framing.

The main entrance to the building would be provided towards the centre of the building within the ridged roof element and would be marked by a two storey glazed entrance feature. The main parking area would be provided on the south side of the building where 10 spaces would be provided, with a further 5 spaces, including 2 disabled spaces together with an ambulance bay provided adjacent to the main building entrance. A bin storage area would be provided within an enclosure integral to the building on the southern side of the building.

An electricity sub-station at the southern end of the site would be retained.

Servicing facilities, including the kitchens and laundry would be provided within the lower ground/basement level, 27 of the 45 bedrooms would be provided on the ground floor, with the remaining 18 bedrooms on the first floor. This would divide into 31 bedrooms within the northern block and 14 within the southern block. The bedrooms on the ground floor would have private patio areas outside their windows with shared amenity space beyond. A small communal sitting out area would be provided at the southern end of the building with a larger amenity area provided at the northern end.

The application is supported by a number of documents, namely;

Design and Access Statement:

This provides the general background to the proposals. It advises that as the population ages, the demand for care homes will increase. The basic requirements for care homes are listed, including the need for them to be sited close to residential areas and to have 50 plus bed spaces to allow complementary facilities to be provided, with each floor autonomous to allow areas to be broken down to be more homely. Buildings around the site are then described and the site and design constraints assessed. The statement then goes on to describe the planning history, relevant planning policy and the public consultation undertaken and describes the main issues raised. The design of the care home and the influences upon it are then described and the changes made to the scheme. The statement then describes the relationship to neighbouring properties, the

landscape proposals and access and parking issues, with comparisons made to other care homes. Employment issues and national and local demand for care home beds is then assessed, together with the type, demand and needs of residents. The statement advises that different user groups need to be accommodated separately, such as those suffering from Alzheimer's and living with Dementia. The majority of residents, regrettably, will not venture outside the building and external professional services such as an optician, dentist, physiotherapist, chiropodist and hairdresser will be brought into the home. Crime prevention, planning obligations, construction methodology and access issues are then discussed before the statement concludes that the design of the building has been the subject of discussions with Council officers and local residents and the scheme is considered appropriate to the site and will make a positive contribution to the area. Furthermore, the building will provide a suitable living environment for residents and be of benefit to the local community.

Transport Survey, August 2012:

This provides the background to the study, describes the existing site and highway network and the proposed development. It goes on to describe the swept path analysis undertaken and presents the tracking in the report. Traffic generation is then assessed against that generated by the previous care home use. Parking and sustainable transport is assessed. The report concludes that the additional residual level of traffic as compared to that generated by the former care home would not be detrimental to the local highway network. The study predicts that in total, 5 trips would be generated during the AM and PM peaks which equates to approximately 3 cars per peak hour which will have a negligible impact. The report considers the site to be relatively sustainable and public transport links are available and concludes that there are no transport reasons why permission should be withheld.

Supplementary Transport Assessment, November 2012:

This describes the site, the surroundings and the proposed development. It provides further assessment of likely parking need, by surveying parking habits at 16 modern carehomes with broadly comparable size, across Hillingdon and the neighbouring part of Harrow on Friday 28th October and Thursday 1st November 2012. The analysis concludes that taking a worse-case scenario, the maximum demand for parking at the site would be for 12 cars and therefore no highway grounds exist to refuse the application.

Travel Modal Split and Parking Assessment Note, November 2012:

This provides further assessment of the likely modal split of travel to/from the proposed care home by analysing travel patterns at other reasonably comparable care homes at other outer London locations so as to inform parking requirements. It concludes that the proposed on-site parking will be more than adequate to cater for the likely maximum demand.

Arboricultural Impact Assessment:

This describes the background to the report, attaches a tree survey and describes the impact upon the trees and protection required for retained trees. It concludes that only two trees will be lost, both category R trees (trees not suitable for retention) and that other trees will be unaffected, providing the guidance is followed.

Extended Phase 1 Habitat Survey:

This provides the background to the survey and describes the methodology used and its limitations. The report then describes the habitats found on site. The legislative and planning policy background is described. The report identifies potential further ecological issues and provides recommendations, namely the need for a further reptile survey, site clearance to take place outside the breeding bird season, need to eradicate rhododendron plants and requirement for ecological enhancements, including retention of oak tree, provision of bird boxes and planting of native trees, shrubs and wildflowers.

Reptile Survey:

This advises that the reptile survey was undertaken following an initial extended Phase 1 habitat survey in October 2011 when it was noted that suitable reptile habitat covered the majority of the area. It goes on to describe the site and the methodology employed and its limitations, the main one being that of the time of the survey, being between 16th and 30th March 2012 was sub-optimal due to possibility that some reptiles might still be hibernating, but advises that reptiles were known to be active on other sites in similar conditions. The report concludes that no reptiles were found and makes recommendations for enhancement measures across the site.

Energy Strategy:

This provides the background to the report and describes the proposed development and assesses planning policy. It goes on to assess energy demand and produces a baseline energy profile. Energy efficiency measures are discussed and technologies assessed. It advocates the use of combined heat and power and photovoltaic cells, which together with other recommendations, should achieve the 25% reduction in carbon emissions required by the London Plan.

Other Plans:

A series of plans has also been produced which compare the proposal against the former care home building(s) on site, the footprint of the previously approved housing scheme and chart the various alterations made to the scheme.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site was previously occupied by Frank Welch Court, which was a part single/part two storey linked building that stretched across the site and was used for a 31 bedroom care home with warden and visitor accommodation.

Outline planning permission (196/APP/2004/1149) was granted on 2/12/05 for the demolition of the existing sheltered housing building(s) on site and erection of 8 two-storey houses with garages and parking spaces, involving the alteration of the road layout.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area. Replaced by PT1.BE1 (2012)
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps. Replaced with PT1.E5, PT1.CI1, PT1.CI2 & PT1.CI3 (2012)
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- NPPF National Planning Policy Framework (March 2012)
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 3.16 (2011) Protection and enhancement of social infrastructure
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.6 (2011) Decentralised Energy in Development Proposals
- LPP 5.7 (2011) Renewable energy
- LPP 5.11 (2011) Green roofs and development site environs
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.14 (2011) Water quality and wastewater infrastructure
- LPP 5.15 (2011) Water use and supplies
- LPP 6.3 (2011) Assessing effects of development on transport capacity
- LPP 6.9 (2011) Cycling
- LPP 6.10 (2011) Walking
- LPP 6.13 (2011) Parking
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.2 (2011) An inclusive environment
- LPP 7.3 (2011) Designing out crime
- LPP 7.4 (2011) Local character
- LPP 7.6 (2011) Architecture
- LPP 7.19 (2011) Biodiversity and access to nature
- LPP 7.21 (2011) Trees and woodland
- EC2 Nature conservation considerations and ecological assessments

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th September 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

46 neighbouring properties have been consulted, the application has been advertised in the local press and a site notice has been displayed on site. 9 individual responses were originally received, together with a petition with 39 signatures.

The desired outcome of the petition states:

'Rejection of current planning proposal on the basis of:-

- It representing an overdevelopment of the site,
- Resulting in a lack of outdoor amenity space
- Inadequate parking provision on site'

An additional letter has been received advising that the new owners of No. 16 Daymer Gardens do not object to the proposal and consider it to be a more attractive building than that which used to be on site and it will now be sited further away. They note that a new 2.4m high fence (top section will be trellis) and a visible CCTV camera, linked to their reception, will cover the front car park.

The individual responses raise the following points:

Principal of development

(i) Generally accept the principal of a care home on this site to replace the previous care home,

Siting, bulk and design

(ii) Proposed 45 bed building is grossly out of scale with small 0.42 hectare site and fails to respect character with the local environment. Although number of beds has reduced from 50 to 45, and some efforts have been made to reduce the visual impact, the scale of the building is still excessive with insufficient amenity space which results in a cramped form of development. The mock tudor building is not in keeping with the mock neo Georgian detached houses in the rest of the road. Building would be more suited to a main road and is nothing like the previous building and would therefore have far greater impact on the residential area and cul de sac. Roof line has been spoiled by chimneys and removal of these would help building blend with surroundings,

(iii) Proposed building is more realistically a 2 and 3 storey building with such a highly pitched roof which could accommodate another floor level in the future. Pitched roof is not needed, making an already high building unreasonably high which totally overpowers the bungalows to the rear of the site and destroys the views of properties in Daymer Gardens,

(iv) Reducing size and height of care home would assist with blending in with rest of the houses,

Impact on neighbours

(v) The proposed development is to the rear of my house and will run the entire width of my garden. Although the development is not unattractive, ideally, I would prefer it to be single storey,

(vi) Proposed building is grossly disproportionate and intrusive from our property on Daymer Gardens,

(vii) Proposal will result in loss of light to some of the surrounding properties, including sunny south facing gardens that will now be heavily shaded on north side of wall and vegetation,

(viii) Amount of windows overlooking neighbouring properties will result in light pollution,

(ix) Noise from service vehicles and their reversing alarms as unable to turn around, changes of shift and frequent visitors would be unacceptable on this small cul de sac,

(x) Trees relied upon to screen the development are mainly deciduous and would not provide screening during the Autumn, Winter and Spring months and developer's proposal to infill to provide a screen around the perimeter suggests that they realise this is an un-neighbourly' development,

(xi) Scheme includes the proposal for the planting of a 1.8m high hedge that can rapidly grow to 100ft. This will enclose our property and impact our natural light,

(xii) Landscaping plans show garden store and compost bins located behind No. 30's garden. Given we are one of lowest lying properties and compost is well known for smell and attraction of

vermin, this will cause disturbance and reduce enjoyment of garden,
(xiii) Former Frank Welch Court was an insubstantial building, mainly single storey with low angled pitched roof nowhere near adjoining houses with substantial residents' gardens surrounding the building with a considerably smaller building footprint than the new building proposed that not only merged quietly into its idyllic surroundings, but did not dominate surrounding houses or street at all - it gave neighbours no cause for grievance or concern,

Submitted Documents/Plans

(xiv) Application unfairly states that land is derelict and architect has not appreciated the site and surrounding areas at all,
(xv) Some of the drawings and birds eye views produced are misrepresentative, suggesting building will be set in green grounds a long way from the boundaries,
(xvi) Plans are inaccurate and misrepresent impact of development upon No. 30 Daymer Gardens as plans showing impact upon No. 30 in fact show impact upon No. 28 which has different relationship and sited on higher ground than No. 30. Given building sits higher than our land and property, the proposed care home, very close to our boundary, would adversely affect the outlook from both floors of our property and garden and will be oppressive. Do not believe this impact has been sufficiently analysed and considered,

Traffic Issues

(xvii) 13 car parking spaces with 2 disabled spaces and a light goods vehicle space will not be adequate even if it does comply with Council standards to serve a total of 42 staff. Overspill parking will add to congestion on this narrow road which will be unsightly and inconvenient and restricted access will be dangerous for emergency vehicles. St Vincents Care Home, although larger, was originally built in accordance with parking standards but went on to build a car park for staff, despite being opposite a bus stop and then went on to build a much larger car park for visitors,
(xviii) Daymer Gardens is a dangerous road when entered and exited. Parked cars at entrance sometimes result in need to exit onto Catlins Lane on the wrong side of the road facing on-coming traffic. Traffic associated with proposal will exacerbate highway risks,
(xix) A bizarre suggestion by developers at public meeting that some staff will be too poorly paid to afford cars ignores fact nearest bus stop is some distance away and those working shifts will need to walk in the dark along lanes and/or across fields as no footpaths. Car ownership changes over time so may be greater need for parking in the future. Inaccessibility of public transport was one of reasons cited for closure of Frank Welch Court,
(xx) Residents of previous home did not have cars and home used few service vehicles
(xxi) Construction lorries will block and be blocked by residents cars,
(xxii) Traffic, particularly construction traffic will damage road surface which is already in a poor condition,
(xxiii) Comparing parking with other developments does not take account nature of surrounding roads,
(xxiv) Transport Survey was conducted on 10th April 2012, the day after Easter Monday, so would not be representative and can not be relied upon,
(xxv) 15 parking spaces will be insufficient when 12 - 15 staff on shift with as many as 30 staff needing to park on site at any one time. Visiting services will also need to park and visitors to care home likely to peak at weekends, when parking in Daymer Gardens also at its peak with residents being at home and also having visitors. Furthermore, not a sustainable location as no public transport facilities. As staff unlikely to be able to afford to live in the area, will have no alternative but to drive,

Other

(xxvi) C2 use is ambiguous and lends itself to abuse - the building could be changed to a hospital in

the future,

(xxvii) Proposal will impact on the sewerage system further down the road,

(xxviii) There is substantial ground heave in the area made worse by the underground streams which overflow in times of heavy rain. Any sunken building will be especially at risk,

(xxix) Concerned about removal of trees, particularly T11. At previous planning enquiry, it was stated that this poplar was in poor condition but 8 years on and with no care, it looks to be better than ever. Any tree removal will be a great pity and should only be permitted if absolutely necessary and when proper replacements are provided,

(xxx) The amenity space is nothing more than a narrow strip of land around the building. This, close to boundary hedging, would not provide adequate amenity space and residents would be in a very dark and enclosed environment which is not conducive to high quality care,

(xxxi) Validity of reptile report is questionable as site was burnt for 2 - 3 days consecutively in February 2012. Complaints were made to the Council at the time,

(xxxii) Given that the land was originally donated by a local philanthropist, this proposal will not use land in manner he intended and commercial use proposed very different from community based use previously,

(xxxiii) there has been a high degree of spin and misleading statements egs, photographs taken after demolition of Frank Welch Court to suggest site is a scar on landscape, photographs taken to suggest Daymer \Gardens is a collection of closely spaced and differently styled houses, misleading 3D images, plans producing showing previous housing development not the scheme for 8 houses approved. This requires extreme caution and need for scrutiny of all information,

(xxxiiii) Proposal will result in decline of house prices,

(xxxv) Developers have liaised with me and acknowledged my concerns,

Points raised by original occupiers of 16 Daymer Gardens:-

(i) Greatly increased traffic, including commercial vehicles on residential close,

(ii) Traffic will be at unusual hours due to staff shift changes and emergency vehicles, increasing noise and disturbance on road,

(iii) Insufficient parking provision will result in on-street parking and congestion,

(iv) Noise levels for No. 16 will be unacceptable, being next to commercial kitchen, bin store, particularly when they are emptied and extractor fans,

(v) Privacy will be infringed from first floor of new building,

(vi) Previous building may have been closer to No. 16 but much smaller building. Proposed building much larger with almost double amount of beds and will be very imposing, changing character of the close,

(vii) Basement construction will affect neighbouring properties due to ground movement,

(viii) How sustainable will building be as regards 'green measures',

Ward Councillor requests that the objections raised by one of his constituents are taken into account, particularly those relating to overdominance and parking.

Northwood Hills Residents' Association: No response.

Eastcote Residents' Association: No response.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

COMMENTS: This is a vacant site that lies to the north of the Eastcote Village Conservation Area. It is concealed from the surrounding road frontages by the existing housing and is well screened by trees and vegetation on its southern and eastern boundaries. Prior to the site being cleared, it was occupied by a former Council residential home. This comprised single (in some cases on high plinths) and two storey blocks with added pitched roofs.

CONCLUSION: Having visited the site, it has become clear that the tree survey is not entirely accurate and that the drawings do not show how dense and mature much of the off site planting is, particularly on the southern boundary. The 'buffer area' between the site and the properties on Larkwood Rise also needs to be shown as this would have a role to play in screening the development from the south.

The design of the new development has been subject to much discussion and would create a visually varied and interesting building. Whilst different to the existing properties on Highfield Close and Daymer Gardens, it would be of sufficient quality to hold its own and much of the quality of the local context is derived from the trees and landscaping rather than the individual properties. The crown roof whilst not ideal, would not detract from the appearance of the new build, and would provide an opportunity to screen the PV cells at roof level - these should, however, be placed so that they sit below the ridge line of the blocks.

There are gaps in the screening along the southern boundary that need to be considered and also at the entrance to the site, which would benefit from additional planting. It is important that the new build is at least partially screened from views from Larkwood Rise, this has not been fully explored in the supporting documentation.

RECOMMENDATION: No objection in design terms and there would not be any detrimental impact on local heritage assets. Some further work needs to be done with regard to the existing trees and the screening of the building, particularly from the south.

HIGHWAY ENGINEER

The development proposals are for the construction of a 45 bedroom nursing home on vacant land, located at the eastern end of High Meadow Close. As part of the proposals, 15 car and 10 cycle parking spaces will be provided within the site and vehicular access will be provided directly from High Meadow Close.

A total of 42 staff will be employed at the site, which will consist of 28 full time and 14 part time employees. Staff will be employed in shifts, with a maximum of 15 staff at the site during the daytime and 7 staff during the evening and night time.

When undertaking assessment of the development proposals it is noted that the applicant has provided a Transport Statement and a supporting Technical Note detailing the likely trip generation and parking demand at the site. Additionally, the applicant has undertaken a number of car parking surveys at similar sites, which are located within Hillingdon.

As a result, it is considered that the traffic generation associated with the proposed development will not have a material impact along the highway network adjacent to the site and the proposed parking provision is appropriate to serve the development proposals.

In addition, it is noted that a Travel Plan will be provided in relation to the development, which will include initiatives to increase alternative modes of travel other than by private vehicles. The proposed initiatives include the provision of cycle storage facilities, staff changing and shower facilities and a cycle purchase scheme that will enable staff to purchase cycles at a reduced cost.

Therefore, it is considered that the development will not be contrary to the Policies of the adopted Hillingdon Local Plan, and an objection is not raised in relation to the highway aspect of the proposals. However, a suitable worded condition is required to be imposed on the planning consent, stating that the proposed Travel Plan to be submitted and agreed in writing by the LPA and thereafter maintained before to beneficial occupation at the site.

TREE/LANDSCAPE OFFICER:

There are many trees on and close to the vacant site. Several of the off-site trees are protected by a tree preservation order (Nos. 61 and 81). A couple of unprotected trees in the middle of the site have been felled in the recent past (possibly when the site was cleared).

The trees on the site are valuable landscape features and/or are, together with the off-site vegetation, screens/buffers between the site and the adjacent residential properties. They are, in terms of Saved Policy BE38, features of merit that constrain the development of the site. In terms of that policy, any scheme for the development of the site should also make provision for landscaping to reinforce the existing features and screens/buffers near to the site boundaries, and for the planting of new specimens and feature trees within the gardens and grounds of the proposed care home.

The application includes various plans and documents including a range of tree-related information (based on the guidance in BS 5837:2012) and detailed landscaping proposals. However, the position of some of the trees shown on the original plans are incorrect. A set of revised (corrected) plans was, therefore, submitted in October. The plans show the line of fencing to protect the retained trees, but not details of the fencing. Furthermore, the application does not include an arboricultural method statement (to BS 5837).

The revised scheme (with additional information about the details of tree protection and methodology to be required by condition) makes adequate provision for the protection and long-term retention of the existing trees on the site.

Whilst the revised landscaping scheme (Dwg. No. L5327/920 Rev. B) includes many new trees, in particular near to the site boundaries, and other planting to provide a setting for the care home and gardens for the residents, there is space and scope for several more trees so that there will be no gaps in the linear screens/buffers.

Subject to conditions RES8 [modified to also require details of proposed drains and services], RES9 [...1 - with additional tree planting near to site boundaries, 5, 6a, and last clause requiring that the development shall be carried out and maintained in full accordance with the approved details/scheme of landscaping - including refuse/cycle storage - and landscape maintenance...], and RES10, the revised application is acceptable in terms of Saved Policy BE38 of the UDP.

SUSTAINABILITY OFFICER:

The applicant has submitted a phase 1 habitat survey, undertaken in November 2011 and a further Reptile survey undertaken in April 2012.

The phase 1 habitat survey recommended a reptile survey. The report provided the following description of the site:

The overgrown parcels of tall ruderal/ephemeral short perennial mosaic (TR/ESP1-3) and the areas of dense scrub (DS1-2) on the site constitute suitable reptile habitat for grass snake (*Natrix natrix*), slow worm (*Anguis fragilis*) and common lizard (*Zootoca vivipara*). As the site has been unmanaged for some time, it is possible that reptiles may have colonised the site from adjacent habitat (i.e. adjoining gardens) if they were not present when the site was in use. The rubble and log piles, and dense scrub areas throughout the site (see Target Notes 3-6 on Figure 2) also provide features suitable to support sheltering and hibernating reptiles, and the hard standing areas provide good basking opportunities.

However, in between the two surveys, the appears to have been subject to extensive clearance

which was likely to result in some (if not all) the above features being lost. It is also unsurprising that the subsequent reptile survey found no evidence.

It is clear from the photographic evidence that active clearance work occurred resulting in the loss of the value of the site.

There has been a very limited amount of information submitted to show that the new development will enhance the environment, or replace any of the features that were considered valuable before they were cleared.

The proposals as they stand are therefore unacceptable.

However, re-using brownfield sites is a priority for the Council, and this has to be balanced with the ecological value that these sites pose when they are left unmanaged. The initial phase 1 habitat survey showed the site to have been of relatively high value, but the follow reptile report fails to properly address the clearance work following the initial site investigation.

The applicant must therefore demonstrate that their proposals can adequately address the loss of the features on the site. Furthermore, the phase 1 habitat report failed to adequately consider bats, which are likely to be in the surrounding area. Bat foraging areas, which this site could have accommodated had it been surveyed properly, are protected by EU legislation.

The decision to clear the site prior to the survey works is highly disappointing. The phase 1 habitat survey's failure to address bats is also highly disappointing. The follow up reptile survey also failed to adequately describe the level of work undertaken on site after the phase 1 survey, this demonstrates a further lack of responsibility from the ecology consultant.

To overcome the concern, the applicant must now demonstrate either a far greater level of on site compensation for the loss, this would most likely require the use of roof space for plant growth.

Alternatively, the applicant can agree an offsite contribution to improve an existing publicly available facility, with the River Pinn Meadows the ideal receptor. The contribution would be set at £30,000.

Energy Comments

The Energy strategy fails to provide an adequate conclusion, nor does it provide details on the total carbon levels as required by London Plan policy 5.2. However, based on the limited information provided, it appears that the development will only reduce emissions by 18% although more detailed calculations would be required.

There is no reason why the development cannot achieve a reduction in emissions in line with the London Plan. Therefore the following condition is required:

Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1. the calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately;
2. proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services;
3. proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP);
4. proposals to further reduce carbon dioxide emissions through the use of on-site renewable

energy technologies.

The assessment shall demonstrate that the measures proposed to meet steps 2 -4 above will reduce the CO2 emissions by a minimum of 25% from 2010 Building Regulations (Part L). At all stages the report must clearly show the energy demand (kwhr) and the carbon emissions (KgCO2). The conclusions must present a clear solution which is reflected in the relative plans (e.g. roof plan must show photovoltaic panels if proposed). The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan.

ENVIRONMENTAL PROTECTION OFFICER:

I would like to confirm that I have, on behalf of the Environmental Protection Unit, considered the application for the proposed development above with regard to the prevention of public nuisance.

The following condition is recommended should the application be approved:

Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from (road traffic) (rail traffic) (air traffic) (other) noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15.

CONTROLLING THE CONSTRUCTION PHASE

Dust and Smoke Control

During the demolition of existing buildings the site area should be protected with debris screens as a measure against dust particles escaping to neighbouring areas. Water sprays and dousing jets should also be used to keep airborne transmission of particles to a minimum. Demolition materials shall be moved from the site as soon as practicable and prolonged storage of debris shall be avoided. Appropriate measures should also be taken to reduce wind exposure to the debris. All vehicles removing demolition materials shall be adequately sheeted to prevent dust escape.

No Burning of rubbish as a means of disposal is allowed at the premises at time during the demolition construction phase. All rubbish must be adequately stored and properly disposed off. Vehicular Activity Measures should be taken to prevent site deliveries and vehicular movements outside the specified working times. Vehicles waiting to enter or leave the site must switch off their engines.

No former contaminative use has been identified based on Ordnance Survey historical maps. The site appears to have been part of a farmers field. They should be carrying out the appropriate investigations with regard to land contamination, as part of a geotechnical survey. As a minimum requirement, can you ensure the following condition is included in any permission that may be

given, as it is a sensitive end use.

Condition to minimise risk of contamination from garden and landscaped area

Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

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 Saved Policies (September 2007).

Officer comments:

Given the location of the scheme, within a residential cul de sac, it is not considered that the proposed scheme requires protection from traffic noise.

ACCESS OFFICER:

The proposal is for the construction of a, mainly two-storey, 45 bed residential care home on the former Frank Welch Sheltered Care Complex. It is understood that the proposed care home would predominantly cater for older people with dementia with physical support needs and some degree of nursing care.

As stated in the Design & Access Statement, the development would need to comply with London Plan Policy 7.2.

Vehicular access to the site is from High Meadows via Daymer Gardens. The proposal incorporates two enlarged parking spaces (3.6 x 6.2 m) for community type vehicles and ambulances. It is stated that there would be a setting down point adjacent to the main entrance.

It is anticipated that the care home would accommodate residents who would ordinarily not leave the building or the confines of the site. In recognition of this, there appears to be a concerted intention to create a homely environment, which would include creative use of colours, textures and aromas, in addition to other building and technology enhancements to facilitate a wide range of social activities.

Plans indicate three passenger lifts: adjacent to the entrance; adjacent to the services delivery area and also in the northern wing. It is understood that all bedrooms would be designed to BS 8300:2009, including a level access shower. Corridor lighting lux levels would accord with the Care Quality Commission (CQC) requirements.

Whilst it is noted that the doors across circulation routes would be held open on magnetic closers and links to the fire control panel, a fire strategy/evacuation plan has not been submitted. It is important to consider, at this stage, how residents would be kept safe or evacuated in the event of a fire and further details should be requested.

Conclusion: acceptable, subject to the approval of a fire strategy that demonstrates that the building design: has sufficient and appropriate refuge areas; would incorporate building features

that support horizontal evacuation and/or a 'stay put' policy; and/or would feature fire rated lifts to facilitate the safe and dependable evacuation of people with reduced mobility.

S106 OFFICER:

Proposed Heads of Terms:

1. Transport: in line with the SPD any and all highways works will need to be addressed through a s278 and/or s38 agreement. Highways can advise further in this matter.

2. Health: in line with the SPD and given the nature of the proposal and the knowledge that there will be an additional burden placed on local health facilities a contribution equal to £9,750.15 is sought. This has been calculated on the basis of the nature of the scheme whereby it is considered that each of the rooms will be single person occupancy therefore $45 \times £216.67 =$ total contribution.

3. Libraries: in line with the SPD and following on from similar care home schemes whereby a contribution towards local library facilities has been secured a contribution in the sum of $£23 \times 45 = £1,035$ is sought.

4. Construction Training: in line with the SPD either an in-kind training scheme is to be delivered during the construction phase of the development or a financial contribution secured equal to £2,500 for every £1m build cost + number of units $45/160 \times £71,675 =$ total contribution. I have been provisionally advise that the construction cost is to be in the region of 2.75m. Therefore if a financial contribution is to be secured it will be in the sum of $£5,000 + £20,158.59 = £25,158.59$.

5. Project Management and Monitoring Fee: in line with the SPD and if a s106 is entered into then a financial contribution equal to 5% of the total cash contributions is to be secured to enable the management and monitoring of the resulting agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within an established residential area, where there would be no objection in principle to the intensification of the residential use, subject to normal development control criteria.

Policy H10 of the saved UDP advises that proposals for redevelopment to provide accommodation for people in need of care will normally be expected to:

- (i) Be conveniently located for local shops, services and public transport facilities;
- (ii) Comply with the Council's car parking standards and have regard to the Council's amenity guidelines as set out in supplementary planning guidance; and
- (iii) In respect of sheltered housing schemes, have regard to the recommendations on design set out in supplementary planning guidance.

As regards (i), the site is not particularly well located to shops, services or public transport facilities and has a Public Transport Accessibility Level (PTAL) of 1a, where 6 is the most and 1 the least accessible. Indeed, the poor location of the site was used as justification for the loss of the care home use on the previous application for family housing on this site. However, the applicant's advise that residents of the care home will spend the majority of their time within the confines of the home, rarely venturing outside. Professional services such as a dentist, opticians, hairdressers etc. will be brought into the home and a library and other leisure activities will also be provided at the home. As such, residents would have limited physical capability and no need to access local facilities. Furthermore, given the ageing population, it is self-evident that increasingly, there will be a growing demand for such accommodation, particularly in Eastcote, which

has a significantly higher percentage of its population aged 65 or over compared with Hillingdon, London and the South East. As regards criteria (ii), there are no adopted car parking standards for care home use and the Council's Highway Engineer advises that the off-street car parking that is proposed is acceptable. Criteria (iii) is not strictly relevant to this proposal. As such, it is considered that no objection could be raised to this proposal on the basis of Policy H10.

As regards National Planning Policy Framework (March 2012), this places greater emphasis on the need to provide employment opportunities. This scheme would contribute towards employment generation in the local area.

7.02 Density of the proposed development

The Mayor's density guidelines are not applicable to care homes.

The applicants have provided density details of other care homes and this assessment suggests that this proposal represents a low density scheme compared with other development. However, a direct comparison with other schemes is of only limited value as of more importance will be to ensure that the scheme harmonises with its surroundings and provides suitable accommodation.

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

The proposal would not be likely to affect any archaeological remains, nor would it affect any listed building or its setting. There are also no areas of special local character in the vicinity of the site and although the northern boundary of the Eastcote Village Conservation Area does lie some 40m to the south of the site, the site is sufficiently remote so that the conservation area would not be materially affected.

7.04 Airport safeguarding

The proposal does not raise any airport safeguarding concerns.

7.05 Impact on the green belt

The application site does not lie within nor is it sited close to the Green Belt.

7.07 Impact on the character & appearance of the area

The application site is within a cul-de-sac, concealed from surrounding road frontages by existing, predominantly detached two storey housing and screened by trees and vegetation, particularly on its southern and eastern boundaries.

The proposed care home has formed the subject of much discussion with officers and has been significantly reduced in size. It does remain a large building in comparison with the surrounding houses, with an extensive footprint. However, the building would not exceed the predominant two storey building height in the area. Furthermore, the building has been designed as a series of blocks with an irregular footprint and staggered elevations, including recessed glazed links and varied roof heights which help to break up the size and bulk of the building. This layout does mimic the previous care home building on site. Given the relationship of the site with adjoining roads, the main bulk of the building would only be viewed obliquely as the site is approached from Catlins Lane, with much of the building being screened by existing housing and mature trees on Daymer Gardens.

The proposal does include the use of crown roofs which are not normally encouraged within the borough. A common objection to the use of crown roofs is that although they can have the appearance of a traditional roof form at street level, they do tend to encourage a square, regular building footprint which lacks interest. In this case, the building would take a linear form and be visually varied which holds interest. The roof form is also varied, using a series of crown roofs with small flat roof areas and the use of chimneys which give a more traditional appearance. Therefore, it is considered that in this

case, the proposed crown roofs would not be overly conspicuous and harmful and are acceptable.

The Council's Urban Design/Conservation Officer advises that whilst the building would be different from surrounding houses, both in terms of scale and design, it would be of sufficient quality to hold its own in the street scene. As the character of the area and the quality of the local environment is derived from the mature trees and landscaping of the area, and not the individual buildings, the proposed building is considered to be acceptable. It is also considered to represent a significant improvement on the former care home building(s) on this site. The scheme is considered to comply with Policy BE13 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 seek to safeguard the amenities of residential properties from adjoining development. The Council's Design Guide: Residential Layouts establishes minimum separation distances which new residential development would be expected to satisfy to safeguard the amenities of adjoining residential properties. It is considered that this guidance provides a useful starting point for the consideration of this scheme. Any consideration of adequate separation distances on this site is further complicated by the change in levels.

The guidance states that in order for two or more storied development not to appear unduly dominant, a minimum separation distance of 15m would need to be maintained between new two storey buildings and the main elevations of surrounding property. At its nearest point, the two storey elements of the proposal would be sited a minimum distance of 23.4m from the nearest rear elevation on Daymer Gardens (No. 24) to the north and 20.5m from the rear elevation of the nearest bungalow on Larkswood Rise to the south. There is a significant change in levels across the site so that the properties in Daymer Gardens to the north are on higher ground which equates to a storey difference. Given the relationship with properties to the north, it is considered that the proposed care home would not appear unduly dominant from these neighbouring properties, despite the building's overall bulk and size.

To the south, there are mature trees and dense vegetation on the boundary and an approximate 1m strip of 'no-mans' land between the boundary of the site and the rear boundaries of adjoining properties which provides good screening to the site from the south. The nearest properties would be Nos. 7, 8 and 9 Larkswood Rise, bungalows which are arranged around the circular end of this cul-de-sac. As such, Nos. 7 and 9 are sited at an angle to the rear elevation of the proposed care home. No. 9 would be sited at approximately 45 degrees to the care home, so that it would not directly face its two storey elements. The nearest two storey element of the proposed care home would be sited some 22.3m from the rear elevation of No. 7, but given the angled and staggered relationship, it is considered that any impression of the bulk of the building would be softened to an accepted extent, despite the similar change in levels of approximately a storey. As regards No. 8, this does have a more direct rear outlook onto the proposed building. Although the distance between the two storey element of the care home and the rear elevation of the bungalow reduces to 20.5m, the bungalow would directly face the gap between the two main blocks of the building. As such, it is considered that this relationship is adequate to mitigate the size and bulk of the building, despite the change in levels. Furthermore, it is proposed to plant additional trees along this boundary to enhance the screening and to fill any gaps. The proposed building would therefore not appear unduly prominent from the properties and their gardens to the south.

As regards the two properties adjoining the site at its eastern and western ends, these are roughly on the level of the proposed building and again would not directly face the care home and would be separated from its two storey bulk by distances greatly in excess of the 15m.

It is therefore considered that the building, despite its size and bulk and the changing levels, has been carefully designed to ensure that it would not appear unduly dominant and sufficiently exceeds the minimum distance advocated by design guidance. As such, the scheme complies with Policy BE21 of the saved UDP.

In terms of overlooking, it is only from first floor rooms where this would potentially occur and the scheme has been carefully designed to ensure that the vast majority of windows would not overlook adjoining properties or their 3m deep patio areas within a distance of 21m. The only exception to this is the rear patio area of No. 7 Larkswood Rise which would potentially be overlooked by a window within 19.7m, but this would only affect a very small part of the patio area and given the marginal shortfall, the privacy of the property would not be materially compromised, particularly given the boundary screening. The scheme therefore complies with Policy BE24 of the saved UDP.

In terms of loss of sunlight, the developers have taken December, when the length of shadows are at their greatest to produce a worse case scenario of the overshadowing. This shows that 3 or 4 properties on the southern side of Daymer Gardens (Nos. 18 to 24/26) would experience loss of sunlight, but this would only be in the early hours of the morning and only the ends of their rear gardens would be affected and the shadow has moved away after 10:00. In the late afternoon after 3:00, the shadow has moved around to the east and would now begin to affect the side/rear garden of No. 28 Daymer Gardens, but again, this would be to the end of its garden and of limited duration. It is also likely that these areas would already be overshadowed by boundary fences/structures and vegetation so that any additional impact would be insignificant. The scheme therefore complies with Policy BE20 of the saved UDP.

The applicant has provided detailed plans and cross sections which show the relationship and level changes from adjoining properties.

The applicant's have also offered to provide additional planting and landscaping within reason, within the rear gardens of adjoining property. As this measure is not considered necessary to make the proposal acceptable in planning terms, there is no specific requirement for this, but the additional planting could be shown as part of a wider landscaping scheme.

7.09 Living conditions for future occupiers

The proposed care home would primarily cater for older people, many suffering from dementia and with physical support and nursing care needs. As such, it is anticipated that the care home would accommodate residents who would not normally leave the building or the confines of the site.

The Council has not prepared any specific planning guidelines relating to care homes. However, bedrooms are expected to afford a reasonable outlook, natural lighting and privacy to their occupants.

The Access Officer considers that in recognition of this, the applicants appear to have made a concerted effort to create a homely environment, which would include creative use of colours, textures and aromas, in addition to other building and technology

enhancements to facilitate a wide range of social activities and that bedrooms would be built to relevant British Standards.

The proposed scheme has been the subject of numerous discussions with officers and neighbours and has undergone numerous revisions as a result which has seen the building pulled back from its boundaries. The building is now considered to be sited a sufficient distance away, with the nearest bedroom being set back by 6.7m to allow a suitable outlook and natural lighting to be provided. The position of bedroom windows within the internal corners of the building have also been revised to ensure windows positioned here still have a reasonable outlook and are not directly obstructed by projecting elements of the building and do not overlook each other within too small a distance. Furthermore, the areas immediately adjacent to ground floor bedrooms would provide private patio space so that the bedrooms would afford a reasonable level of privacy. Ground floor bedrooms that previously abutting the road have now been re-sited.

External Space

There are no specific standards that have been produced by the Local Planning Authority which relate to amenity space within care homes. The applicants have compared this and other care home sites and suggest that this site would provide some 40sqm of main amenity space per resident (a total of 1788 sqm), which does compare favourably with the standard for shared space in one-bedroom flatted residential schemes which stipulates 20sqm per unit. As regards other sites, these range from 2.9sqm of main amenity space per resident at 'Blenheim', High Road, Ickenham to 21.8sqm at Highfield House, High Street, Harefield.

It is considered that the scheme does provide adequate amenity space with two larger areas provided at the north and southern ends of the building and includes adequate shared amenity space beyond the private patio areas that would allow residents and visitors to walk around the building. The scheme also fares favourable when compared with other care homes. As such, the scheme is considered to comply with policy BE23 of the Hillingdon Local Plan (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is not particularly well located for public transport and local services, being 700m from the 282 and H13 bus routes on Joel Street and 1500m from the Northwood Hills Minor Town Centre. The site has a Public Transport Accessibility Level of 0-1a, on a scale of 1 to 6, where 1 represents the lowest level of public transport accessibility.

The development proposals for the 45 bedroom care home include 15 car parking spaces and 10 cycle parking spaces, with vehicular access provided directly from High Meadow Close.

A total of 42 staff will be employed at the site, which will consist of 28 full time and 14 part time employees. Staff will be employed in shifts, with a maximum of 15 staff at the site during the daytime and 7 staff during the evening and night time.

An assessment by the applicants suggests that the scheme with 1 parking space per 3 bed spaces is generous when compared with the national norm, which equates to 1 space per 4 bed spaces.

Dealing specifically with this site, the applicant has provided a Transport Statement and a supporting technical note detailing the likely trip generation and parking demand at the

site. The Transport Statement concludes that the likely traffic generation associated with the care home would result in 3 additional cars generated by the care home during each of the morning and afternoon peak hours, which equates to 1 additional car every 20 minutes. The applicant has also undertaken a number of car parking surveys at reasonably comparable sites within the local area. Taking a worse-case scenario, these suggest that the proposed 15 off-street parking spaces would be able to satisfy maximum parking demand at this site.

The Council's Highway Engineer advises that the traffic generation associated with the proposed development will not have a material impact along the highway network adjacent to the site. Furthermore, the proposed parking provision is appropriate to serve the development proposals.

In addition, it should also be noted that there is a large lay-by within the spur road immediately adjacent to the site and the building entrance. This is sited behind the bollards and is therefore not currently available for use, although it was previously used in connection with the former Frank Welch Court. The lay-by clearly has the potential to provide overspill parking if needed without disrupting existing on-street car parking on Daymer Gardens.

In addition, the Highway Engineer notes that a Travel Plan will be provided in relation to the development, which will include initiatives to increase alternative modes of travel other than by private vehicles. The proposed initiatives include the provision of cycle storage facilities, staff changing and shower facilities and a cycle purchase scheme that will enable staff purchase cycles at a reduced cost.

The Highway Engineer therefore considers that the development will not be contrary to the policies of the adopted Hillingdon Local Plan (November 2012), and an objection is not raised in relation to the highway aspect of the proposals, subject to the provision of a Travel Plan.

7.11 Urban design, access and security

Relevant planning considerations have been discussed elsewhere in the officer's report.

As regards security, a Secure by Design condition has been added.

7.12 Disabled access

Policy 7.2 of the London Plan requires all new development to provide an inclusive environment that achieves the highest standards of accessibility and inclusive design.

The Council's Access Officer advises that the scheme is acceptable from an access point of view, but a fire strategy should be submitted that demonstrates that the building design has sufficient and appropriate refuge areas; would incorporate building features that support horizontal evacuation and/or a 'stay put' policy; and/or would feature fire rated lifts to facilitate the safe and dependable evacuation of people with reduced mobility. This would be controlled by condition.

7.13 Provision of affordable & special needs housing

Not applicable to the proposed development.

7.14 Trees, Landscaping and Ecology

Trees and Landscaping

Policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping

should be provided when necessary.

The Council's Tree Officer advises that there are many trees on and close to the site. Several of the off-site trees are protected by tree preservation orders. A couple of unprotected trees in the middle of the site have been felled in the recent past.

The trees on the site are valuable landscape features which help screen the site and are features of merit in terms of Saved Policy BE38 that constrain the development of the site. In terms of this policy, any scheme for the development of the site should also make provision for landscaping to reinforce the existing features and screens/buffers near to the site boundaries, and for the planting of new specimens and feature trees within the gardens and grounds of the proposed care home.

The Officer further considers that the application includes various plans and documents and detailed landscaping proposals. The position of some of the trees shown on the original plans was incorrect, but a set of revised accurate plans were submitted in October. The loss of two trees categorised as not being suitable for retention (Category 'R') is acceptable. The plans show the line of fencing to protect the retained trees, but not details of the fencing. Furthermore, the application does not include an arboricultural method statement.

The revised scheme (with additional information about the details of tree protection and methodology to be required by condition) makes adequate provision for the protection and long-term retention of the existing trees on the site.

Whilst the revised landscaping scheme (Dwg. No. L5327/920 Rev. B) includes many new trees, in particular near to the site boundaries, and other planting to provide a setting for the care home and gardens for the residents, there is space and scope for several more trees so that there will be no gaps in the linear screens/buffers.

Subject to conditions, the Tree /Landscape Officer raises no objection to the scheme. The proposal therefore complies with Saved Policy BE38 of the Hillingdon local Plan (November 2012).

Ecology

The Council's Sustainability Officer advises that the submitted Extended Phase 1 Habitat Survey, undertaken in November 2011 recommended that a further Reptile Study be undertaken as the site was suitable for various species of reptile. This was undertaken in April 2012, but in the meantime, the site appears to have been subject to extensive and active clearance work when much of the ecological value of the site and many, if not all, of the features that made the site attractive for reptiles would have been lost. The phase 1 habitat report also failed to adequately consider bats, which are likely to be in the surrounding area and this site could have accommodated bat foraging areas.

There has been a very limited amount of information submitted to show that the new development will enhance the environment, or replace any of the features that were considered valuable before they were cleared and considers that as it stands, the proposals are unacceptable.

However, the re-use of brownfield sites is a priority for national and local government and this has to be balanced with the ecological value that these sites can acquire when they are left unmanaged. The initial phase 1 habitat survey showed the site to have been of

relatively high value. Therefore, in order to compensate for the loss, it must be demonstrated that the scheme either provides for a greater ecological value and habitat features on site, which would now be likely to involve roof top planting or alternatively, the applicant can agree an offsite contribution to improve an existing publicly available facility, with the River Pinn Meadows an ideal receptor.

The applicants have agreed to a contribution of £30,000, which would be secured as part of the S106 which is considered to be commensurate to the loss.

7.15 Sustainable waste management

The proposal makes provision for refuse and recycling storage within a store at the side of the proposed building.

7.16 Renewable energy / Sustainability

The Council's Sustainability Officer advises that the submitted Energy strategy fails to provide an adequate conclusion, nor does it provide details on the total carbon levels as required by policy 5.2 of the London Plan (July 2012). It appears, based on the limited information provided, that the development will only reduce emissions by 18% although more detailed calculations would be required.

The Sustainability Officer considers that there is no reason why the development cannot achieve a reduction in emissions in line with the London Plan and therefore a condition is recommended.

7.17 Flooding or Drainage Issues

The application site is not located within an area that is prone to flooding and an sustainable drainage condition has been attached to ensure that run-off from the site is sustainably controlled.

7.18 Noise or Air Quality Issues

This proposal is for a care home is situated within a quiet cul de sac and the premises would not generate significant noise. A condition is recommended to control the hours of deliveries to the site and the loading/unloading of goods.

7.19 Comments on Public Consultations

With regard to the comments received to the public consultation, the comments raised by the petitioners and the majority of individual responses raising material planning considerations have been considered in the officer's report.

As regards point (ii) the proposal is for a two storey building with a modestly proportioned pitched roof. To use the roof to provide additional accommodation would require a further planning application which would be treated on its merits if such an application was submitted. As regards point (viii), the proposed relationship with the proposed building to neighbouring properties is a normal one and would not give rise to unacceptable light pollution. As regards point (xii), the siting of garden sheds and composting bins/enclosures within gardens and adjacent to neighbouring properties is not uncommon and would not present an unacceptable threat to residential amenity but these facilities have now been moved to the southern end of the site. As regards point (xvi), the 3D visualisations of the scheme are for illustrative purposes only and would not form part of any approved scheme.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development

proposals'.

Should the application be approved, a number of planning obligations would be sought to mitigate the impact of the development. These include possible highway works, a £9,750.15 health contribution, a £1,035 library contribution, a construction training contribution, in line with the Council's formula, a £30,000 ecology contribution to mitigate for the loss of the ecological features on site and enhance sites elsewhere, a project management and monitoring fee and a 10 Year Green Travel Plan in accordance with TfL guidance.

The scheme would also be liable under the Mayor's Community Infrastructure Levy.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of a S106 Agreement/Unilateral Undertaking. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP and relevant supplementary planning guidance.

7.21 Expediency of enforcement action

This application, nor the application site raise any enforcement issues.

7.22 Other Issues

There are no other relevant planning issues raised by this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposed care home use would be compatible with the surrounding established residential area and provide valuable employment opportunities for its residents.

The proposed part two storey, part single storey care home is a large building and would be of a different design to the detached houses that would surround it. However, the building has been carefully designed as a series of irregular blocks with staggered elevations and glazed links which help to break up the appearance and bulk of the building. The building is also considered to be of a good quality design that would hold its own in the street scene. On this basis, no objections are raised to its scale or design.

Furthermore, the building would be adequately set back from adjoining residential properties so that their amenities would not be adversely affected.

The scheme would also provide suitable accommodation for future occupants and the scheme would not be detrimental to the surrounding highway network and adequate car parking would be provided. The scheme also makes adequate provision for the retention of existing trees on site and would provide for suitable additional planting and landscaping. Appropriate energy efficiencies would also be achieved by condition. The loss of ecological features from the site through site clearance is regrettable, but this needs to be balanced against the need to ensure that these brownfield sites play an active role in urban regeneration. The loss has been mitigated by an appropriate S106 contribution to enhance the ecological value of site(s) elsewhere and other contributions sought and agreed represent a commensurate package of S106 contributions.

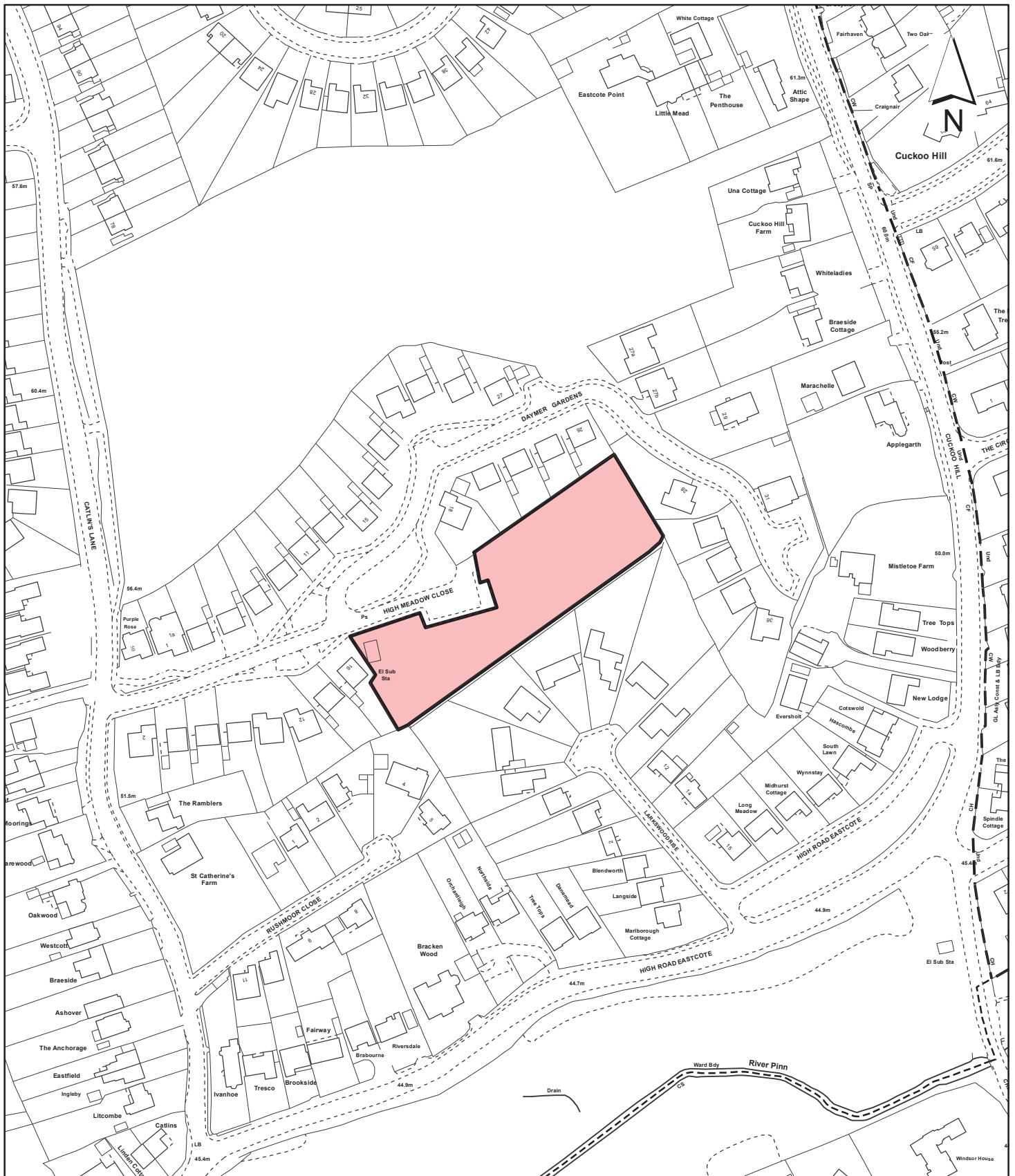
It is therefore considered that on balance, the scheme is acceptable and is recommended for approval.

11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (July 2011)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2012 Ordnance Survey 100019283

Site Address

**Land at High Meadow Close
Pinner**

Planning Application Ref:

196/APP/2012/1776

Planning Committee

North

Scale

1:2,000

Date

**November
2012**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON