

Report of the Head of Planning, Sport and Green Spaces

Address UXBRIDGE TECHNICAL COLLEGE PARK ROAD UXBRIDGE

Development: Amendment to appearance and layout of the south block previously approved under planning permission 1127/APP/2009/443 dated 14-05-10 (Section 73 application to vary condition 28 of the original planning permission)

LBH Ref Nos: 1127/APP/2013/2739

Drawing Nos: P105 - BLOCK PLAN AS APPROVED
P110A - BLOCK PLAN AS PROPOSED
P120 - EXISTING FLOOR PLANS
P130 - APPROVED FLOOR PLANS
P140 - PROPOSED FLOOR PLANS
P160B - COMPARISON ELEVATIONS
P161B - COMPARISON ELEVATIONS
P162B - COMPARISON ELEVATIONS (West).
P170 - SITE PERSPECTIVE (North West).
P171 - SITE PERSPECTIVE (South West).
Design and Access Statement
P180 Accommodation Schedule
ACCESS STATEMENT

Date Plans Received: 20/09/2013 **Date(s) of Amendment(s):**
Date Application Valid: 26/09/2013

1. SUMMARY

The application seeks to vary condition 28 of planning permission Ref:1127/APP/2009/443, granted on 14-05-10, to enable changes to the consented development for the construction of sport facilities, teaching, student care and staff accommodation on the Uxbridge College site, Park Road, Uxbridge.

The scheme currently before Committee represents an amended proposal for the redevelopment site from that which was approved on 14-05-10. Phase C (the South Block) of the approved scheme has been amended because funding has been withdrawn from the College, meaning that they are no longer able to implement the scheme which was previously approved. They are therefore seeking to progress an alternative redevelopment which would also retain more existing buildings. As such, the H block, which was to be demolished, will now be retained, re-clad and have the addition of a mezzanine level added internally.

There remains no in principle objection to the redevelopment of the college campus for educational purposes.

It is still considered that the proposals will enhance the character of the site, improve the relationship between built elements and open spaces and contribute to a more attractive street scene along Park Road.

The siting, design and landscaping of the amended are not considered to have an adverse impact on the character and appearance of the Green Belt, or have an adverse

impact on the setting of the adjoining listed Lido.

The amended campus redevelopment would not have a significant adverse impact on the amenities of surrounding residential properties. The scheme provides suitable habitat mitigation for the great crested newts, a European Protected Species, while the proposals provide evidence of the retention of existing planting, and provide adequate room for the provision and long-term growth and retention of new planting and landscaping.

Subject to appropriate conditions and a legal agreement, the application is recommended for approval.

2. RECOMMENDATION

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

1. The Council enter into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act (as amended) and all appropriate legislation to ensure that:

(a) Cycle and Pedestrian Network - The applicant is to upgrade the existing cycle network in the locality, including the upgrading of the existing pelican crossing to a toucan crossing at Park Road, to details to be approved by the Council. Upgrade works are to provide adequate lighting and surfacing and ensure that both pedestrians and cyclists can use the links.

(b) Construction Management - Require the applicant/developer to provide and adhere to a responsible constructor scheme. This shall include agreement that construction traffic shall avoid peak hours and the use of Gatting Way.

(c) Green Travel Plan Sustainable transport measures in the form of a 10 year Green Travel Plan (which includes car park management plan to achieve a phased reduction in car parking provision on the campus down to 350 spaces to PPG13 (Transport) levels over the 10 year period of the Plan.) in accordance with the TfL s guidance and be implemented for the college development.

(d) A contribution of £3,000 towards Great Crested Newt habitat maintenance and translocation routes.

(e) That the applicant meets the Council's reasonable costs in the preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

(f) That the applicant meets the Council's project management and administration costs as set out in the Council's Planning Obligations Strategy Supplementary Planning Guidance.

2. That Officers be authorised to negotiate and agree detailed terms of the proposed agreement.

3. If a Section 106 agreement has not been signed by 26-12-13, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture, then the application is to be referred back to Committee for further consideration.

4. That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers subject to the completion of the Agreement under Section 106 and other appropriate powers with the applicant.

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

1 NONSC Pre Commencement Conditions to be discharged

The approved phases of development are shown on drawing numbers 13021 P105 Dated July 2013.

No phase of the development shall commence until all relevant prior to commencement conditions relating to the phase are approved in writing by the Local Planning Authority in respect of that phase.

REASON

To enable the phasing of the development and ensure that the development is in accordance with Policies referenced within the other conditions attached to this permission.

2 NONSC Time Limit - full planning permission 3 years

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

REASON

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

3 NONSC Details/samples to be submitted

No works shall commence for each phase of the development until details and/or samples of all materials (including the use of roofing material for the Sports Hall which has low level of reflectivity), colours and finishes to be used on all external surfaces for that phase have been submitted to and approved in writing by the Local Planning Authority.

REASON

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

4 NONSC Boundary treatment details

No works shall commence for each phase of the development until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected in relation to that phase. The boundary treatment shall be completed before the buildings within that phase are occupied or in accordance with a timetable agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

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

5 NONSC Existing Trees Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than

1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

6 NONSC Trees to be retained

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

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

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

REASON

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

7 NONSC Protection of trees during site clearance & development

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

shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

8 NONSC Landscaping Scheme

No development shall take place for each phase of the development until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- * A minimum 2 metre wide landscaping buffer zone to allow for structural planting shall be provided on the western boundary of the site with the properties at 114 to 120 Park Road.
- * A 4 metre landscape buffer shall provided along the northern boundary with the Uxbridge Lido,
- * Proposed finishing levels or contours,
- * Means of enclosure,
- * Car parking layouts,
- * Other vehicle and pedestrian access and circulation areas,
- * Hard surfacing materials proposed,
- * Minor artefacts and structures (such as furniture, refuse storage, signs, or lighting),
- * Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- *

Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality, to fulfil the objectives of Green Belt enhancement, to protect the setting of the adjoining listed Lido, and to ensure that the outlook and privacy of adjoining residential properties are not unduly prejudiced, in compliance with policies OL1, BE8, BE20, BE24, and BE BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

9 NONSC Landscape maintenance schedule

Prior to first occupation of each phase of the development hereby approved, a schedule of landscape maintenance for a minimum period of 10 years for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

10 NONSC Landscaping scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

11 NONSC Refuse & Recycling - details

The development hereby approved for Phases B and C shall not be commenced until details of facilities to be provided for the covered and secure storage of separate recycling and waste within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure that visual amenities are not prejudiced, in accordance with Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

12 NONSC Disabled parking - details

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

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

13 NONSC Contaminated Land

If during the redevelopment works for each phase of the development, contamination is encountered which has not previously been identified, then the contamination shall be reported and be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

Upon completion of the works, this condition shall not be discharged until a validation/verification report has been submitted to and approved by the Local Planning Authority. The validation/verification report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full, in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the validation/verification report, together with the necessary documentation detailing what waste materials have been removed from the site.

Any works which may form part of this remediation scheme deemed necessary shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Local Planning Authority. This also applies to soil from the site used as a capping layer or topsoil in soft landscaped areas.

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 - Saved UDP Policies (November 2012).

14 NONSC Traffic Arrangements - details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

15 NONSC Covered & secured cycle storage - details

No part of the development hereby permitted shall be commenced until details of 120 covered and secure cycle storage spaces, changing facilities, lockers and showers for users of and visitors to the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in

accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

16 NONSC Energy Efficiency Report

No works shall commence for each phase of the development until details an energy efficiency report relating to that phase has been submitted to and approved in writing by, the Local Planning Authority. The energy efficiency report shall demonstrate how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of energy demand and carbon dioxide emissions for both the phase and overall development, measures to reduce this demand and the provision of 20% of the development sites energy needs through on site renewable energy generation. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 5.1, 5.3, 5.4, 5.5, 5.7, and 5.9 of the London Plan (July 2011).

17 NONSC Natural England Licence

The development hereby approved for Phases B and C shall not be commenced until evidence is provided to the Local Planning Authority that a Natural England Licence, in respect of the protection of the population of Great Crested Newts, has been obtained for that phase only

REASON

To ensure the protection of a European Protected Species and that the proposed development will not have unacceptable ecological effects on a Nature Reserve and Nature Conservation Site of Borough Grade 1 Importance in accordance with Policy EC1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

18 NONSC Construction ecological method statement

Prior to the commencement of each Phase of the development, a Construction Ecological Method Statement for that Phase shall be submitted to and agreed in writing by the Local Planning Authority. The Construction Ecological Method Statement should be based on the recommendations set out in the Phase 1 Habitat Survey and Protected Species Survey (2009) and include:

- (i) details of how these measures will be monitored
- (ii) mitigation measures that will be taken in protecting the site during demolition, construction and restoration phases of the proposed redevelopment; and,
- (iii) sensitive lighting scheme

Each Phase of the development shall be carried out in accordance with the approved Construction Ecological Method Statement.

Prior to the Occupation of the development, an Operational Ecological Management Plan shall be submitted to and agreed in writing by the Local Planning Authority, and shall

include details of the provision for future management, monitoring and funding of the site to maintain its biodiversity interest in the future.

The scheme shall be maintained in accordance with the approved Ecological Management Plan.

REASON

To ensure the protection of European Protected Species and that the proposed development will not have unacceptable ecological effects on the locality in accordance with Policies EC1 and E5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

19 NONSC Hours of use of MUGA

The All weather multi purpose games area (MUGA) hereby approved shall only be used between 08:00 hours and 20:00 hours Mondays to Fridays, 09:00 to 17:00 hours Saturdays and Sundays and at no time on Public or Bank Holidays.

REASON

To protect the amenity of occupiers of neighbouring premises, in accordance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

20 NONSC Flood risk assessment

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated February 2009 and the following mitigation measures detailed therein:

1. Limiting the surface water run-off generated by the 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. The provision of sustainable urban drainage in the form of a swale and attenuation tank.

REASON

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with Policy OE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

21 NONSC Floodlighting/external lighting

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 and automatic light shut off system the use of floodlights. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties and the ecology of the area, in accordance with policies OE1 and EC3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

22 NONSC No Additional Plant & Machinery

No additional external plant and/or machinery shall be used on the premises until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development hereby approved is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 5.2 of the London Plan (July 2011).

23 NONSC Noise & odour control scheme

No air extraction system shall be used on each phase of the development until a scheme for the control of noise and odour emanating from the site for that Phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before that phase of the development hereby approved is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 5.2 of the London Plan (July 2011).

24 NONSC Hours of use of Sports Hall

The Sports Hall hereby approved shall be used only between 08:00 hours and 20:00 hours Mondays to Fridays, 09:00 to 17:00 hours Saturdays and Sundays and at no time on Bank or Public Holidays.

REASON

To protect the amenity of occupiers of neighbouring premises, in accordance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

25 NONSC All weather playing pitch - details

Development shall not commence until details of the all weather playing pitch (MUGA) have been submitted to and approved in writing by the Local Planning Authority. The details shall include surface treatments, means of enclosure, lighting and associated infrastructure and acoustic fencing.

Any floodlighting shall only be used between the hours of 08:00 to 21:00 hours Mondays to Fridays, 09:00 to 17:00 hours Saturdays and Sundays and at no time on Bank or Public Holidays, incorporate an automatic light shut off system, and shall be switched off when the courts are not in use. The approved facilities shall be provided prior to the occupation of the development and shall be permanently retained thereafter

REASON

To protect the amenity of occupiers of neighbouring premises, in accordance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

26 NONSC Ground & finished floor levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been

submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

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

27 NONSC Secure by design

Each phase of development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of that phase of the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority prior to first occupation of the each phase of the development hereby approved. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

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

28 NONSC Development in accordance with approved plans

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

29 NONSC Water efficiency measures - details

No phase of the development hereby approved shall take place until details of water efficiency measures for that phase, including grey water recycling, have been submitted and approved in writing by the Local Planning Authority. The development shall not be used until the approved measures have been implemented and shall thereafter be permanently retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the development reduces the pressure on potable water in accordance with Policy 5.15 of the London Plan (July 2011).

30 NONSC Electric charging points - details

Prior to commencement of the development hereby approved, details of the installation (including location and type) of at least two secure electric charging points for the college within the car park and capable of charging multiple vehicles must be submitted and

approved in writing by the Local Planning Authority. The electric vehicle charger points shall be installed prior to occupation of the hereby approved and retained for the lifetime of the building.

REASON

To comply with London Plan (July 2011) Policy 5.3 and to encourage sustainable travel.

31 NONSC Automatic light switch devices

The building hereby approved shall employ devices that automatically turn the lighting off when the rooms are not in use.

REASON

In the interests of energy conservation in accordance with policy 6.13 of the London Plan (July 2011).

32 NONSC Barrier Control for Egress onto Gatting Way

Within three months of implementation of this permission, a permanent full height barrier arm and 'Dragons Teeth' restricting egress from the college campus (including vehicles exiting via Gatting Way from both the main student and staff car parks) onto Gatting Way shall be installed on site. Once installed both the barrier arm and Dragons Teeth shall be regularly maintained and shall remain in place for as long as the development remains on site.

REASON

To maintain the amenity of occupiers of neighbouring premises, in accordance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

33 NONSC Non Standard Condition

The constructors compound identified on drawing P206 Rev A shall be maintained at a single level and the temporary buildings shall be screened, using green 'Netlon' to ensure that they are not visible from the adjoining Listed Lido.

REASON

To ensure the contractors compound is not detrimental to the setting of the Listed Lido within the Hillingdon Sports and Leisure Complex in accordance with Policy BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM10	Incorporation in new developments of additions to the proposed cycle network
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE18	Design considerations - pedestrian security and safety
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
OL5	Development proposals adjacent to the Green Belt
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
R3	Indoor sports, leisure and entertainment facilities
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 4.6	(2011) Support for and enhancement of arts, culture, sport and entertainment provision
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage

LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
LPP 6.12	(2011) Road Network Capacity
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.2	(2011) An inclusive environment
LPP 7.8	(2011) Heritage assets and archaeology
LPP 8.2	(2011) Planning obligations
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
NPPF	

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The submitted Flood risk Assessment (FRA) shows that surface water discharge for any redeveloped areas of hard standing will be attenuated for the 100 year plus climate change critical storm. We would advise that an improvement to the existing building and surface water disposal should also be incorporated where possible. Please also refer to CIRIA Guidance W012 Sustainable Water Management in Schools for further information.

In line with Policy 4A.14 Sustainable Drainage (Page 213) of The London Plan (Spatial Development Strategy for Greater London, Consolidated with Alterations since 2004 (GLA February 2008), rainwater harvesting should also be incorporated within the drainage scheme for the site.

In order to check that the proposed storm water system meets the Environment Agency's requirements, the following information should be provided:

a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and other Sustainable urban Drainage(SUDS) features. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

b) Confirmation of the critical storm duration.

c) Where infiltration forms part of the proposed storm water system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.

d) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.

e) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, with an appropriate allowance for climate change in line with PPS25. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

4

You are advised that any roofing materials submitted shall be of a low reflectivity and all

materials submitted in relation to condition 3 must be appropriate to the setting, including the neighbouring Hillingdon Sports and Leisure Complex.

5 11 Building to Approved Drawing

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

6 12 Encroachment

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

7 13 Building Regulations - Demolition and Building Works

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

8 14 Neighbourly Consideration - include on all residential exts

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

9 15 Party Walls

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

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

& Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

10 I11 **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

11 I12 **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

12 I13 **Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

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

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

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

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

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

14 I34 **Building Regulations 'Access to and use of buildings'**

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

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

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

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

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

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

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

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

15

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact Natural England (Tel: 020 7831 6922) if you require further information.

16

Your attention is drawn to conditions 3, 4, 5, 7, 8, 11, 12, 14, 15, 16, 17, 18, 25, 26, 29, 30 and 32, which must be discharged prior to the commencement of works. Subject to the submission of the appropriate and acceptable details pursuant to these conditions, the Council will accept the discharge of these conditions on a phased basis in accordance with the three main phases of the development. The three main phases of

development are defined as Phase A: comprising construction of new sports hall, covered link between A and B Block, associated external works and landscaping including construction of MUGA and motor vehicle workshop extension; Phase B: comprising construction of North block replacement; and, Phase C(1, 2 and 3): comprising construction of the South Block extensions.

Where phase/s have already been completed and conditions relating to those phase/s have already been discharged, there will be no requirement to resubmit details relating to those phases.

For further information and advice contact Residents Services, Civic Centre, Uxbridge (Tel: 01895 250230).

17

You are advised that should a scheme for Closed Circuit Television (CCTV) be proposed for the site, you should liaise with the Metropolitan Police Crime Prevention Officer to ensure that this is compatible with the Council's CCTV system.

18 I28 **Food Hygiene**

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

19

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

3. CONSIDERATIONS

3.1 Site and Locality

The Park Road Campus is one of two campuses run by Uxbridge College in the London Borough of Hillingdon. Employing approximately 400 full-time staff, it provides a range of courses primarily serving the young adult market.

The Campus is located in the southwest corner of a triangular piece of land, bounded by Park Road to the west, the A40 corridor in the north, and the Metropolitan Railway Line to the southeast, which historically formed part of Hillingdon House Farm. The campus is immediately bounded by a residential complex known as Darrell Charles Court to the southeast, residential accommodation to the northwest comprising, Brookfield, a former residential home for the elderly, a newly constructed residential development adjacent to the student's car park and privately owned housing in Brearley Close. The disused Uxbridge outdoor pool, which is a Grade II listed building and its associated car park

has undergone major renovation and is located to the northeast. Residential development has recently been constructed on the open land to the east of the campus, while the Metropolitan railway lines run along the southern boundary of the College.

Located between the southeast extent of the campus and Darrell Charles Court is the Uxbridge College Pond, which is classified as a Nature Reserve and a Nature Conservation Site of Borough Grade 1 Importance in the Hillingdon Unitary Development Plan. The pond is of ecological significance as it is identified as containing a good population of Great Crested Newts (*T. cristatus*), a species whose habitat is protected under both UK and European legislation.

Located to the east and southeast of the site is the western extent of the Uxbridge Common Meadows Nature Conservation Site of Borough Grade 2 significance. Most of the interest lies in the old meadows to the east of the Uxbridge Common Sports Ground but also in the vicinity of the southern extent of the Uxbridge College campus, which includes the well vegetated bank of the Metropolitan railway line, including mature Willow and Oak trees.

The main college car park is accessed from the eastern end of Gatting Way, which connects with Park Road, a dual carriageway linking Uxbridge Town Centre with the A40 to the north. There are three detached houses fronting the south side of Gatting Way. Gatting Way also serves 18 dwellings in Brearley Close which is a cul-de-sac located to the west of the car park, the Uxbridge Cricket Ground and the Hillingdon House Farm athletics track.

The existing buildings vary in height from one to four storey and vary in design according to their age. The main entrance to the college buildings is via the 4 storey Academy building. There are currently 450 parking spaces available within the college grounds.

Phases A, B and C(1) of the approved masterplan for the site have been completed.

3.2 Proposed Scheme

The current application seeks a minor material amendment under S73 of the Town and Country Planning Act to alter the approved scheme ref:1127/APP/2009/443 granted on 14-05-10 for the construction of sport facilities, teaching, student care and staff accommodation on the Uxbridge College site.

The approved scheme is for a phased development. Phases A, B and C1 have been implemented. However, the applicants have submitted that due to changes to the College's curriculum and reduced funding, the completion of all of these phases to the approved design is now no longer feasible. The College is therefore seeking to progress an alternative redevelopment which would reduce the scale of the proposed buildings while providing additional facilities and improving the appearance and accessibility of the retained buildings.

The proposal currently before the Council represents a set of amended plans proposing the following amendments to the scheme previously considered:

- Phase C2 - Reduction from 4 storey to 3 storey and change to external material finish.
- Phase C3 - Decrease in footprint, reduction from 4 storey to 3 storey and change to external material finish.
- Existing Block H - Currently has Planning Permission to be demolished, but will now be retained, re-clad and have the addition of a mezzanine level added internally.

As such, consideration is limited to these changes.

The revised proposals represent a reduction in gross external floor area of 2,406m² from the currently approved scheme.

The proposed new Phase C2 & C3 Blocks will provide the following accommodation:

- 5x Workshops/Studios
- 18x Classrooms
- 3x Staffrooms
- 15x WC's (including 3 x Accessible WC's)
- 1x Examination Hall (to replace existing temporary facility)

The revised proposals also seek to include an enhancement to Block 'C' in the form of elevational treatment. This will consist of an upgrade to current materials and some over cladding to help contribute to a cohesion between the existing retained buildings and the new proposals.

There will be two principle phases to the proposal:

- Phase C3 - Construction of the 3 storey teaching accommodation block and recladding & internal works to Block 'H'
- Phase C2 - Construction of the 3 storey infill teaching accommodation block between Phases C1 and C3.

In terms of sustainable design, the proposals include optimising natural light and use of natural ventilation wherever possible. The proposals include 20% renewable energy production by installing Ground Source Heat Pumps, and will seek to achieve a BREEAM score of 'Excellent'.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has a long history of planning applications relating to additional buildings, extensions, and associated signage and landscaping. Recent approvals include the cladding and refurbishment of Block A and Block E, (Refs 1127/APP/2002/454 & 2003/464), granted on 3/5/2002 and 22/8/2003 respectively; the construction of the four storey Academy Building (Ref: 1127/APP/2000/145), granted on 11/4/2001; one and 2 storey extensions to the technical centre (Ref: 1127/APP/2004/631), granted on 25/45/2004 and a three storey new mall extension approved on 5/5/2005 (ref: 1127/APP/2005/795).

Committee resolved to grant planning permission on 20/06/2005 for redevelopment of the campus, for a scheme which included enabling residential development comprising 28 units on the college car park. This application was subject to a S106 Agreement which has not been signed and the decision notice has therefore not been issued.

A similar scheme but with a new build nurses training, student care and staff accommodation as enabling development, in association with the Buckinghamshire Chilterns University College UK (ref:1127/APP/2005/1604) was granted on 21 July 2008.

The Hillingdon Sports and Leisure Centre complex has been constructed on the neighbouring site.

On the 9th June 2009 Committee determined to grant planning permission for:

- A) Part refurbishment and part demolition of existing college buildings to provide a total of

11,421m² Class D1 (Education) accommodation, associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping; and
B) The provision of 2,933m² of temporary accommodation for class D1 (Education) purposes during the construction period.

The current proposal represents amendments to the scheme approved on 14-05-10. The amendments are described within the 'Proposed Development' section of this report.

4. Planning Policies and Standards

Hillingdon House Farm Planning Brief:

Section 5 of Planning Brief for the site sets out the following development objectives for Hillingdon House Farm;

- (a) Safeguard the Green Belt from inappropriate development and retain and enhance its character;
- (b) Have special regard to the desirability of preserving the outdoor pool, its building and their setting or any features of special architectural or historic interest which they possess, linked with bringing the listed pool back into beneficial use.
- (c) Protect and enhance areas of importance for nature conservation.
- (d) Secure a comprehensive package of environmental improvements; in particular to enhance the visual amenity of the site and reduce the impact of any development through comprehensive landscaping proposals.
- (e) Retain key views across and within the site, and in particular to maintain the openness of the Green Belt and the setting of the listed pool.
- (f) Ensure the retention of public open space for open air recreational uses within the Green Belt area, including the provision of playing pitches for a range of outdoor sports.
- (g) Provide complementary sports/leisure/community uses on the site balanced between formal and informal so as to provide a wide range of facilities for as large a cross section of the public as possible.
- (h) Maintain and enhance the built facilities provided by Uxbridge college for the benefit of the community;
- (i) Achieve a high quality development that respects its setting, in the context of the Green Belt, listed outdoor pool, the areas of nature conservation values, and the existing built up areas. In particular, to ensure that the built facilities are located, designed and landscaped to contribute positively to the character of the area and to enhance the setting of the listed outdoor pool and the visual amenity and openness of the Green Belt.
- (j) Maintain the amenity of adjoining residents and those living in the vicinity, though careful siting and orientation of any new buildings and activities.
- (k) Improve access for informal recreation, including footpaths and cycle ways and bridleways if appropriate.
- (l) Maintain access to the site for the Middlesex Show.
- (m) Ensure that the site and the proposed developments are fully accessible for pedestrians and people with disabilities and that they meet the needs of the community.
- (n) Provide a safe and secure environment.
- (o) Provide safe vehicular access to and from the site, including road improvements in the vicinity.
- (p) Maximise the use of public transport and other suitable means of travel, including the promotion of cycling and pedestrian movements.
- (q) Provide sufficient car parking provision for the development in accordance with the Council's parking standards, including provision for disabled parking.
- (r) Provide safe and secure cycle parking facilities on site in line with the Council's cycle parking standards and to meet the needs of users of the community facilities.
- (s) To secure provision of appropriate levels of affordable housing within residential

development in line with the Council's planning policies as set out in the Council's adopted UDP.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM5 (2012) Sport and Leisure
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- AM1 Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
- AM10 Incorporation in new developments of additions to the proposed cycle network
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- 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
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE18 Design considerations - pedestrian security and safety
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC5 Retention of ecological features and creation of new habitats
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments
- OE8 Development likely to result in increased flood risk due to additional surface water

	run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
OL5	Development proposals adjacent to the Green Belt
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
R3	Indoor sports, leisure and entertainment facilities
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 4.6	(2011) Support for and enhancement of arts, culture, sport and entertainment provision
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
LPP 6.12	(2011) Road Network Capacity
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.2	(2011) An inclusive environment
LPP 7.8	(2011) Heritage assets and archaeology
LPP 8.2	(2011) Planning obligations
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
NPPF	

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd December 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised in a local newspaper, 122 nearby owner/occupiers were consulted and a site notice posted. No comments have been received to the public consultation.

NATURAL ENGLAND

Statutory nature conservation sites - no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected Species

We have not assessed the application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including a flow chart for each species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application.

As Standing Advice it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

If you have any specific questions not covered by our Standing Advice or have difficulty in applying it to this application please contact us at consultations@naturalengland.org.uk.

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site, and the importance of this in relation to development plan policies, before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

SPORT ENGLAND - No comments received.

ENGLISH HERITAGE - No comments received.

Internal Consultees

HIGHWAY OFFICER

No objection. The scheme raises no highways issues, however conditions and legal agreements on the original application which related to highways matters should be retained/reimposed.

ENVIRONMENTAL PROTECTION UNIT - No comment.

URBAN DESIGN

The revised scheme appears to propose a significant decrease in terms of the bulk and footprint of the previously approved buildings. In addition, the scheme proposes a coherent approach to the overall appearance of the existing and proposed structures, therefore, no objection in design terms.

TREES & LANDSCAPE OFFICER

PROPOSAL: The proposal is a S73 application to remove or vary condition 28.

LANDSCAPE CONSIDERATIONS:

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

- Tree and landscape proposals were considered in the course of the 2009/443 approval.
- The current application seeks to reduce phase C2 from four to three storeys, decrease the footprint of phase C3 and reduce it from four to three storeys and retain / re-clad the existing Block H (instead of demolishing it).
- In section 7.0 of the Design & Access Statement it is confirmed that the proposal will result in mainly internal arrangements, with a net increase in the areas of soft landscape (meadows and mown grass).
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS: No objection subject to the addition of all of the previous tree and landscape conditions.

S106 OFFICER

A Section 106 Agreement is in place relating to the proposal which secures the following heads of terms:

- (a) Cycle and Pedestrian Network - The applicant is to upgrade the existing cycle network in the locality, including the upgrading of the existing pelican crossing to a toucan crossing at Park Road, to details to be approved by the Council. Upgrade works are to provide adequate lighting and surfacing and ensure that both pedestrians and cyclists can use the links.
- (b) Construction Management - Require the applicant/developer to provide and adhere to a responsible constructor scheme. This shall include agreement that construction traffic shall avoid peak hours and the use of Gatting Way.
- (c) Green Travel Plan Sustainable transport measures in the form of a 10 year Green Travel Plan (which includes car park management plan to achieve a phased reduction in car parking provision on the campus down to 350 spaces to PPG13 (Transport) levels over the 10 year period of the Plan.) in accordance with the TfL's guidance and be implemented for the college development.
- (d) A contribution of £3,000 towards a Great Crested Newt habitat maintenance and translocation routes.

- (e) That the applicant meets the Council's reasonable costs in the preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.
- (f) That the applicant meets the Council's project management and administration costs .

The revised proposals do not introduce any additional requirements that would need to be addressed by way of a legal agreement and accordingly the proposal is considered acceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Issues of the principle of the development has been established by virtue of planning permission ref:1127/APP/2009/443 granted on 14-05-10 and the established use on this site.

The uses proposed on the site remain unchanged and the small decrease in the total level of floorspace is not considered to impact on these principles. Accordingly the scheme as amended is considered acceptable.

7.02 Density of the proposed development

The application seeks permission for the redevelopment of an existing college site for educational purposes. Residential density is therefore not relevant to this consideration of this proposal.

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

ARCHAEOLOGY

In relation to archaeology English Heritage have previously advised that the proposals are not considered to have an affect on any significant archaeological remains and previous archaeological work on the college site has shown that there is limited archaeological potential. They further advised that no further archaeological work is necessary in relation to the current proposal. The proposal would have no additional impact on archaeology over those considered under the original consent. The application would therefore comply with Policy BE3 of the Local Plan Part 2.

The Hillingdon House Farm Planning Brief requires any new development to ensure that the built facilities are located, designed and landscaped to contribute positively to the character of the area and to enhance the setting of the listed outdoor pool. Saved Policy BE10 seeks to protect the setting of listed buildings. The proposal would not impact on the the open views currently available from the Listed Lido and would not be detrimental to the setting of the adjoining Listed Lido, in accordance with Policy BE10 of the Local Plan Part 2.

7.04 Airport safeguarding

The proposal does not give rise to any concerns regarding airport or aerodrome safeguarding.

7.05 Impact on the green belt

Policy OL5 seeks to protect the visual amenities of the Green Belt from development proposals adjacent to it. Policy BE13 of the UDP are concerned with the layout and appearance of new development, while Paragraph 2.6 of the Hillingdon House Farm brief makes reference to the buildings of Uxbridge College being clearly visible from the surrounding open spaces.

None of the college campus lies within the Green Belt. The nearest Green Belt land is at Uxbridge Cricket Club, located on the northern side of Gating Way, which is heavily planted with mature trees on both sides. Both the Uxbridge Lido and the open land directly abutting the college to the south-east fall outside the Green Belt.

With regard to the proposed buildings on the main campus, care has been taken to limit height of the new buildings so that they blend in with the existing college development and are not overly prominent when viewed from outside of the site. Appropriate setbacks are provided from the site boundaries to provide the opportunity for screen planting, to ensure that the proposals will not overly dominate the character of the adjoining Green Belt, in compliance with policy OL5 and BE38.

The amended proposal will result in a reduction in the height and massing of the built form previously approved. No objection is therefore raised to the proposals in terms of the impact on the character and appearance of the Green Belt, in compliance with relevant policies.

7.07 Impact on the character & appearance of the area

Saved Policies BE13 and BE19 of the Local Plan Part 2 seek to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. Saved Policy BE38 requires new development proposals to incorporate appropriate landscaping proposals.

The primary aspects of the development which impact on the character and appearance of the area are considered to be the South Block, North Block extension and the proposed landscaping to the open areas fronting Park Road. The North Block and open areas remain identical to the scheme which was previously approved and considered acceptable.

The design of Block C (South Block), which has been significantly amended, and the indicative choice of materials proposed are considered to be appropriate in terms of the wider area. Phase C2 & C3 of the approved scheme consists of a 4 storey extension. The height of its parapet is approximately 900mm higher than the ridge level of adjacent Block 'G', and a storey higher than adjacent completed Phase C1 Block.

The proposed Phase C2 & C3 is a 3 storey extension. Its parapet level now sits just below the line of the eaves level of adjacent Block 'G', and lines through with the recently completed Phase C1 Block presenting a continuation of the south block elevation.

Completed Phase C1 Block's material finish consists of the ground floor in facing brickwork and the upper floors in coloured render. Phase C2 & C3 Block's material finish will imitate this elevational treatment along with its height and fenestration, to unite the facade along the East Elevation.

Block H is now to be retained and re-clad. The elevational enhancements will consist of coloured render to the ground floor and aluminium cladding panels to the upper floors reflecting that of North Block and providing a signature entrance feature to the front of the College.

There will also be some enhancements to the facade of Block 'C'. This is proposed to be facing brickwork to the ground floor and coloured render to the upper floors as per completed Phase C1 Block's material finish.

Overall, a number of existing buildings to be retained will benefit from re-cladding, which will enhance their appearance and the new build elements make reference to the existing

buildings in terms of height and massing and general treatment of external materials. The chosen surface materials although distinctly different to the materials of the existing buildings, will complement the existing and surrounding built form.

It is considered that the proposed amendments would not have any material adverse impacts on the character of the area. The scheme is therefore considered to comply with the aims of Saved Policies BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) in this respect.

7.08 Impact on neighbours

In relation to outlook and privacy, Policies BE21 and BE24 require new residential developments to be designed so as to ensure adequate outlook and privacy for occupants of the site. In relation to sunlight access, Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

With regard to the proposed college campus development, the nearest residential properties to the site are 2 pairs of semi detached properties (114 -120 Park Road), north of the main College entrance, the flatted development south of the main campus (Darrell Charles Court, 100-102 Park Road) and the newly constructed flatted development (Fulmer House and Hyde House) west of the student car park.

Under the proposed amendments, the northern part of the site remains identical to that approved. Accordingly, the relationship with Darrell Charles Court is considered to remain acceptable.

The amended proposal no longer seeks the demolition of blocks B & C, however a three storey extension would be added to the west of block C (closer to Hyde House and Fulmer House). The extension would be 32m and 39m, respectively, from the closest point of these residential buildings and accordingly would not give rise to any concerns relating to overdominance, overshadowing or overlooking to these occupiers.

The location of the access road to the staff/visitor car park (at the rear of 114-120 Park Road) also remains the same as was considered by the Central and South Committee on the 9th June 2009 and it is not considered that this road would have any detrimental impacts on the occupiers of these properties by way of noise. Nor would the proposal impact on the traffic management or vehicle circulation arrangements secured under the original consent.

It is proposed that directional lighting be secured by condition in order to ensure that no nuisance to neighbouring properties arises by way of lighting.

Overall, it is considered that the distance between these residential properties and the proposed buildings will ensure no adverse impact on adjoining occupiers in terms of loss of light, overdominance and loss of privacy, in accordance with Policies BE20, BE21 and BE24 of the Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

The application seeks permission for the redevelopment of a non-residential college and accordingly this consideration is not relevant.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM1, AM2, AM7, AM9, AM14 and AM15 of the UDP Part 2 are concerned with traffic generation, road capacity, on-site parking and provisions for parking for people with disabilities. Issues relating to the compliance of access for surrounding developments

with the Hillingdon House Farm Brief remain unchanged within the amended proposals

The proposal would not alter any of the arrangements in respect of the number of parking spaces, cycle parking, or vehicular access which were previously agreed within the original grant of planning permission (1127/APP/2009/443) granted on 14-05-10.

The development currently proposed, which would be accompanied by a travel plan, will not give rise to an increase in traffic generation and would benefit from an adequate level of parking.

The Council's Highways Officer has reviewed the proposal and considers it to be no more intensive in terms of trip generation than the scheme previously approved. An adequate level of parking would be retained on site to meet the needs of the college, without resulting in overspill car parking, in line with the Council's Parking Standards and national policy.

Measures relating to the proposed travel plan and the need for improvements to the wider cycle network have already been secured under the previous consent. The proposed amendments do not alter the requirement for, or the appropriateness of these measures which should be carried through as part any decision on the current proposal.

7.11 Urban design, access and security

Issues of design and access have been discussed elsewhere in the relevant sections of this report.

In respect of security, it is not considered that the proposal would have any significant adverse impacts in terms of security. A condition would ensure that the scheme needed to comply with Secured by Design Standards.

7.12 Disabled access

A Design and Access Statement has been submitted in support of this planning application, which includes a detailed assessment of access arrangements.

The existing Uxbridge campus is a cluster of buildings of varying ages, quality and functionality. The individual blocks are linked by stair cases and ramps where there are minor level differences. Inevitably there are therefore areas in the existing buildings which are not accessible for disabled users and therefore not compliant with the current Disabled Discrimination Legislation.

As part of the revised proposals the main entrance to the college remains where currently located on the northern elevation of 'G' block. Due to the sloping nature of the site, many of the existing buildings have different ground floor levels but from the main reception area direct access to the ground floor of the existing adjoining buildings/areas (circulation mall [-600mm], 'A' block [-600mm], 'H' block [+610mm]) is available via appropriate wheelchair accessible ramps which are supplemented in some areas with steps designed to be accessible for ambulant disabled people.

Access to the new Examination Hall located within the phase C3 area is available either directly from the Refectory or via a wheelchair platform lift from the existing 'H' block level. Stepped access adjacent to the platform lift has been designed to be accessible to ambulant disabled people.

Access to the upper floors of 'G' block remains unchanged and is via the existing wheelchair accessible passenger lift at the eastern end of 'G' block. Access to the upper

floors of the phase C2 areas is provided via the existing wheelchair lift. An accessible passenger lift was installed during the construction of phase C1 whilst access to the upper floors of the phase C3 areas is provided via a new wheelchair accessible passenger lift located within 'H' block.

Internal circulation generally will meet the requirements of Approved Document 'M' of the Building Regulations to ensure that all areas of the building are fully accessible. This will include suitably sized door leaves, lobbies corridor widths etc. to provide sufficient manoeuvring space & access for wheelchair users. The proposal will meet the requirements and obligations under the Disability Discrimination (2005) Act and the Special Educational Needs Disability Act (2001) with regard to the provision of physical access.

Existing wheelchair accessible WC's are provided at each floor of 'G' block & the recently completed phase C1 areas. These remain unchanged by the revised proposals. Access to an existing wheelchair accessible WC facility is available from all floors of the phase C2 proposals. Fully accessible unisex WC's are provided at each level of the revised phase C3 proposals within central circulation areas. In every location where separate sex WC facilities are provided, at least one cubicle has been designed to be suitable for use by ambulant disabled people.

Where necessary, materials/colours will be selected to ensure that adequate levels of visual contrast exist between floor/wall/ceiling/door/fittings etc. in accordance with the requirements of Approved Document 'M'.

All emergency exits at ground level of the revised phase C2 & C3 proposals include level access thresholds to ensure that wheelchair & ambulant disabled people can safely evacuate the building.

Both the existing staircase constructed during the phase C1 project & the new internal staircase located within the phase C3 area have been designed to be fully accessible by ambulant disabled people. All new & existing staircases forming part of the escape strategy from the upper floors of the C2 & C3 proposals incorporate suitable wheelchair refuges with communication facilities to ensure that wheelchair users can be assisted to safely evacuate the upper floors in an emergency situation in accordance with the colleges' evacuation management plan.

The previous scheme was reviewed in detail by the Council's Access officer who raised no objections to the scheme, subject to conditions and Building Regulations Compliance. The Access officer has evaluated the plans and the Access Statement document, and consider there to be no adverse effect on accessibility as regards this latest proposal. The most recent plans the design objectives of the current proposal remain the same as within the previous scheme and seek to overcome the same shortcomings with regard to existing accessibility on the site, in accordance with the Council's adopted policies on accessibility.

7.13 Provision of affordable & special needs housing

This is not a residential scheme.

7.14 Trees, landscaping and Ecology

The Hillingdon House Farm Planning Brief (2003) requires that the impact of the buildings on the visual impact of the Green Belt should be mitigated (reduced) by tree planting and other means as appropriate, and that any new buildings on the site of the existing car park should be located, designed and landscaped to contribute positively to the character of the area and to enhance the setting of the listed outdoor pool. The Brief also requires that

car parking areas in the main site should be landscaped. Policy BE38 aims to retain and utilise landscape features of merit and to provide new planting and landscaping. The proposal will result in the removal of fifty-six trees. Of these, only eight are considered by the Arboricultural Assessment to be desirable specimens. Another two are considered to be exempt from planning control due to their condition. The overall impact of the tree losses is not considered by the assessment to be so great as to be prejudicial to the character of the site or general public amenity.

Due to the proposal consisting of mainly internal amendments, elevational treatments and a reduction in footprint, the circulation and landscaping will remain as per approved scheme (Ref: 1127/APP/2009/443), with the addition of more meadow grassland and mown grassland. The proposal would not significantly alter the development in terms of landscaping, trees and ecology from the scheme previously agreed within the original grant of planning permission (1127/APP/2009/443, granted on 14-05-10).

Subject to compliance with the originally imposed landscape conditions the Trees/Landscape Officer considers that the development complies with Policy BE 38 of the Hillingdon Local Plan Part 2 Saved Policies.

ECOLOGY

Policy EC1 states that the Council will not permit development which would be unacceptably detrimental to sites of Borough (Grade I) Importance for Nature Conservation and where appropriate, an Ecological Assessment must be submitted.

The ecological impacts of the previous scheme were addressed in detail including the proposed mitigation measures.

Natural England have stated that the proposed amendments are unlikely to affect any statutorily protected sites or landscapes and its standing advice should be applied with regard to protected species.

Subject to the proposed mitigation measures already agreed, it is not considered that the proposed amendments would have no detrimental impact on ecology. The approach taken with respect to Great Crested Newts is considered to be sound, as it would appear that newts will not be affected by the works. However, an informative is recommended to remind the applicant that regardless of planning conditions, it is their responsibility to ensure that great crested newts are not affected by the works and if the proposals do result in harm to this species, they are responsible.

The agreed S106 agreement secures a contribution of £3,000 for the maintenance of the existing pond which provides a habitat for Great Crested Newts and to ensure that translocation routes are available on the adjoining site known as Hillingdon House Farm (LBH Ref No: 2543/APP/2005/410).

Officers consider that the combination of a financial contribution towards ecological enhancement in the area and conditions contained within the recommendation to safeguard and enhance biodiversity interest addresses the requirements of Natural England and that the ecological interests of the site and locality would be protected, in accordance with Policies OL3, OL5, EC1 and EC3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Details of facilities for the storage of refuse and recyclables are to be secured by condition.

7.16 Renewable energy / Sustainability

London Plan (February 2008) policies 4A.4 and 4A.7 require the submission of an energy demand assessment based on sustainable design and construction; a demonstration of how heating and cooling systems have been selected in accordance with the Mayor's energy hierarchy; and how the development would minimise carbon dioxide emissions, maximise energy efficiencies, prioritise decentralised energy supply, and incorporate renewable energy technologies, with a target of 20% carbon reductions from on-site renewable energy.

The applicant has submitted a Sustainability Statement in support of the application. This Sustainability Statement sets out, and justifies where necessary, the measures to be incorporated across the lifecycle of the proposed Development, to ensure high levels of performance and long-term viability. It demonstrates the commitment of the applicant to the principles of sustainable development.

The Proposed Development includes the following sustainability and renewable energy measures:

- *use of natural ventilation and natural daylight where possible;
- *efficient mechanical ventilation systems with heat recovery;
- *low-energy lighting with associated daylight and PIR control;
- *exploitation of building thermal mass to dampen peak cooling loads; and,
- *20% renewable energy production by installation of Ground Source Heat Pumps.

A formal BREEAM pre-assessment has taken place, which has assessed the proposal from the whole design team. The scheme is expected to score a minimum 75% at this stage. Current Learning and Skills Council Guidance requires all capital projects to achieve BREEAM 'Excellent'. The formal full BREEAM assessment is currently taking place, with a completion date expected after works commence on site.

At this stage the scheme design is proposed to incorporate ground source heat pumps only, as this option will be able to provide part of the buildings' annual heating, hot water and cooling requirements. It also complements the current site infrastructure. Renewable provision through the use of combined heat and power (CHP) was not deemed viable. An assessment was undertaken very early in the project which demonstrated that use of CHP would add little value and CHP relies on a relatively constant level of background heat and the majority of heating to the site is already being provided by high efficiency boilers, which the development will continue to use. It is estimated that the ground source heat pump provision will supply 20% of the scheme's annual energy requirements.

The scheme would achieve the same level of energy efficiency and sustainable design as that originally approved. Therefore no objection is raised in this respect.

7.17 Flooding or Drainage Issues

A Flood Risk Assessment has been submitted as part of the original application. The full extent of the site is located in an area of low flood risk, Flood Zone 1, as shown on the Environment Agency Flood Zone Map.

The area of the site to be developed is currently located outside the flood risk zones from both the Fray's River and the River Pinn. The Environment Agency had previously confirmed that it had no record of the area of the site ever flooding. It is therefore considered that the site is not liable to a probable flood risk from major watercourses.

The Environment Agency raised no objection to the original scheme, provided a condition requiring the development to be carried out in accordance with the approved Flood Risk Assessment is imposed and discharged. Subject to compliance with this condition, it is considered that the statutory functions of the Environment Agency will not be compromised, the risk of flooding will be minimised and the quality of the water environment will be protected. The proposals are therefore considered to be in compliance with policies OE7 and OE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

Therefore the proposal as amended is not considered to give rise to any concerns relating to flood risk, subject to the imposition of the previously recommended condition.

7.18 Noise or Air Quality Issues

A noise assessment was submitted as part of the original application and concluded that the noise impact of the scheme at nearby housing will be acceptable. The assessment identified mitigation measures, including provision of a noise barrier around the MUGA and control of building services plant using engineering techniques.

As there is a reduction built development, it is not considered that the scheme would significantly affect the existing residents in terms of noise from that source.

It is recommended that the original conditions limiting the hours of use of the proposed MUGA to between the hours of 08:00 hours and 20:00 hours Mondays to Fridays, 09:00 to 17:00 hours Saturdays and Sundays and at no time on Bank Holidays be reimposed. With regard to the new Sports Hall, it is recommended that the facility shall only be used between 08:00 hours and 20:00 hours Mondays to Fridays, 09:00 to 17:00 hours Saturdays and Sundays and at no time on Public & Bank Holidays, as per the original permission.

The Council's Environmental Protection Unit also recommended a series of conditions controlling external plant and extraction systems. Subject to the compliance with the conditions mentioned above, it is not considered that the operational activities and vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise, pollution, disturbance, in compliance with Policy OE1 of the Hillingdon Local Plan Part 2 Saved Policies.

7.19 Comments on Public Consultations

Comments on the original scheme were considered in the report to the Central and South Planning Committee on the 9th June 2009.

(i) Light pollution, overlooking and access implications for properties on Honeycroft Hill. These issues are considered to have been addressed within this report and the report to the 9th June 2009 Committee. It is noted that the long term access arrangements remain unchanged and it is not considered that the construction access proposals have any significant implications with regard to Honeycroft Hill.

(ii) No need for additional sports facilities. Both national and local planning policy resist the loss of sports facilities and encourage enhanced or additional facilities, there is not considered to be any need to justify the provision of additional sports facilities on this site and the principle of the development is acceptable.

7.20 Planning obligations

A S106 Agreement was completed as part of the approved scheme, securing a full range of planning obligations required to offset the impact of the development, including contributions towards the provision of upgrade the existing cycle network in the locality, a Green Travel Plan and a contribution of £3,000 towards Great Crested Newt habitat

maintenance and translocation routes. A contribution was also secured in respect of project management and monitoring.

The proposed amendments to the approved scheme would not affect the level of planning benefits which have already been secured, which are considered adequate and commensurate with the scale and nature of the proposed development, in compliance with Saved Policy R17 of the Local Plan Part 2 and the Council's Planning Obligations SPD.

However, it will be necessary to complete a Deed of Variation, in order to insert the new planning reference number into the existing Agreement attached to planning permission Ref:1127/APP/2009/443.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

There are no other issues associated with this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

Planning permission is sought for the construction of sport facilities, teaching, student care and staff accommodation on the Uxbridge College site, Park Road, Uxbridge.

The scheme currently before Committee represents an amended proposal for the redevelopment site from that which was approved on 14-05-2010.

There remains no in principle objection to the redevelopment of the college campus for educational purposes. It is still considered that the proposals will enhance the character of the site, improve the relationship between built elements and open spaces and contribute to a more attractive street scene along Park Road. The proposals as a whole are not considered to have an adverse impact on the character and appearance of the Green Belt, or have an adverse impact on the setting of the adjoining listed Lido.

The amended campus redevelopment would not have a significant adverse impact on the amenities of surrounding residential properties. The scheme provides suitable habitat mitigation for the great crested newts, a European Protected Species, while the proposals provide evidence of the retention of existing planting, and provide adequate room for the provision and long-term growth and retention of new planting and landscaping.

The applicant has demonstrated that traffic associated with the development can be adequately accommodated on the adjoining highway network. As such, it is not considered that the development will be prejudicial to the free flow of traffic and conditions of general highway safety.

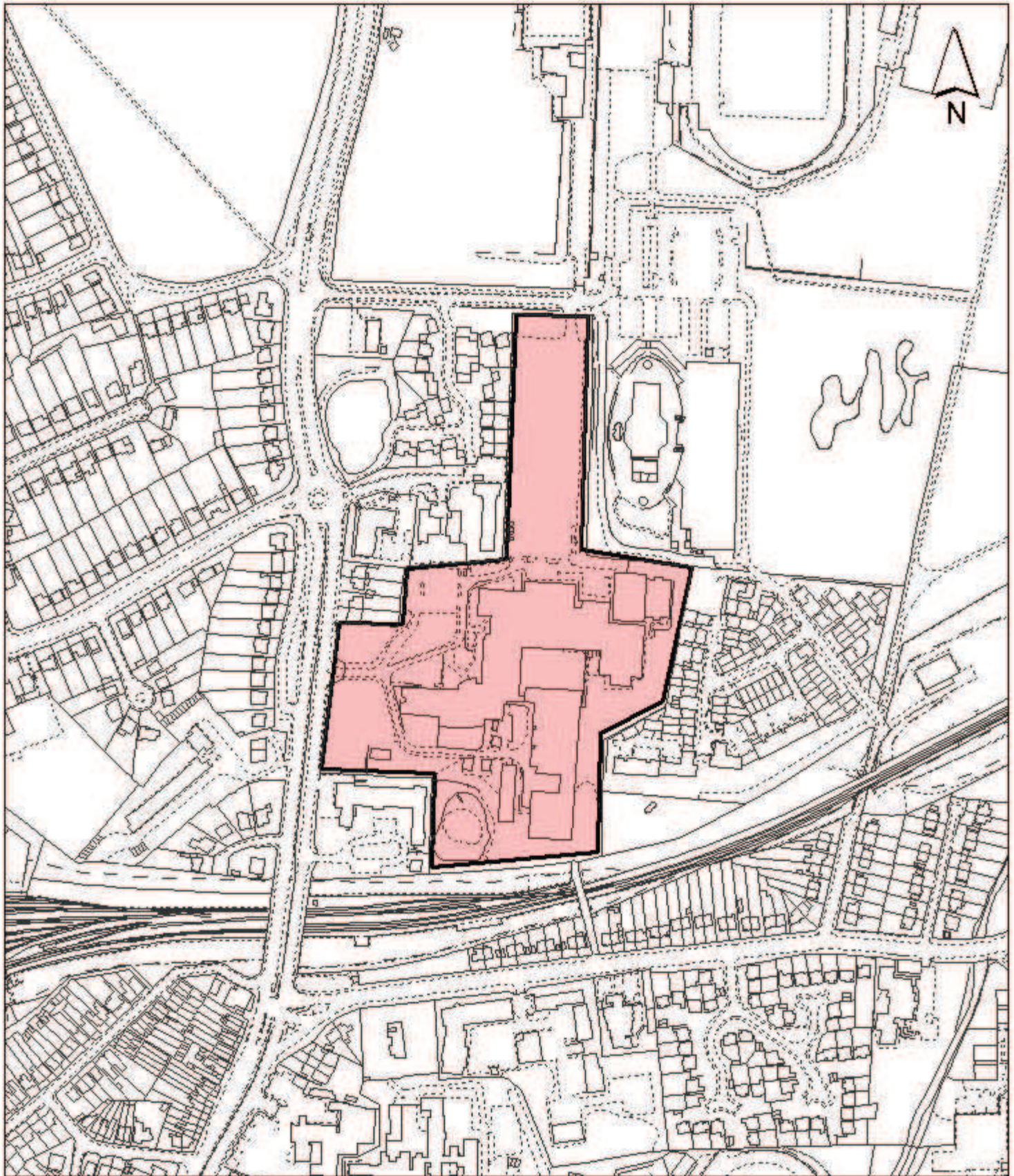
The proposed alterations are not considered to impact on the necessary level of obligations and accordingly the proposal would comply with Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the Council's Planning Obligations.

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 21012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2011
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
National Planning Policy Framework (NPPF)
Sport England's policy statement 'A Sporting Future for the Playing Fields of England'
The Ministerial Statement 'Planning for Schools Development'
The Greater London Authority Sustainable Design and Construction (2006)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document: Accessible Hillingdon January 2010)
Hillingdon Supplementary Planning Document: Residential Layouts

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Uxbridge Technical College
Uxbridge**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
1127/APP/2013/2739

Scale
1:3,500

Planning Committee
Major Application

Date
**December
2013**



HILLINGDON
LONDON