

Report of the Head of Planning, Sport and Green Spaces

Address FORMER YIEWSLEY SWIMMING POOL SITE & PART FAIRFIELD CAR PARK OTTERFIELD ROAD YIEWSLEY

Development: Redevelopment of site to provide mixed use development including one three-storey block comprising health centre and gym; one two-storey block comprising 12 supported housing/living flats and associated accommodation; car parking; landscaping; and ancillary development.

LBH Ref Nos: 18344/APP/2013/3564

Drawing Nos: 2012/D66/P/03 Rev.B (Proposed Site Plan)
2012/D66/P/01 Rev.A (Site Location Plan)
2010D66/P/02 (Existing Plan and Topographical Survey)
2012/D66/P/04 (Ground Floor Plan)
2012/D66/P/05 (First Floor Plan)
2012/D66/P/06 (Second Floor Plan)
2012/D66/P/07 (Yiewsley Health Centre Roof Plan)
2012/D66/P/08 (Yiewsley Residential Ground Floor Plan)
2012/D66/P/09 (Yiewsley Residential First Floor Plan)
2012/D66/P/10 (Yiewsley Residential Roof Plan)
2012/D66/P/11 (Health Centre West Elevation)
2012/D66/P/12 (Health Centre East Elevation)
2012/D66/P/13 (Health Centre North Elevation)
2012/D66/P/14 (Health Centre South Elevation)
2012/D66/P/15 (Supported Housing West Elevation)
2012/D66/P/16 (Supported Housing East Elevation)
2012/D66/P/17 (Supported Housing North Elevation)
2012/D66/P/18 (Context Elevation from Recreation Ground)
225424/D/01 Rev.P1 (Drainage Strategy)
Design and Access Statement (Version 2) prepared by London Borough of Hillingdon dated November 2013
Flood Risk Assessment prepared by MLM dated September 2011
BREEAM 2011 Pre-assessment prepared by Frankham dated 27/11/13
Code for Sustainable Homes Pre-assessment Report prepared by Frankham dated 27/11/13
Transport Appraisal prepared by London Design Management Ltd dated November 2013
Interpretive Report on Ground Investigation prepared by CET Infrastructure dated January 2014
Energy Statement (Rev.F1) prepared by Frankham dated February 2014
Arboricultural Impact Survey (ref: 2012/D66/P/100) prepared by London Borough of Hillingdon dated 01/10/13
Air Quality Assessment prepared by London Design Management Ltd dated November 2013

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|--------------------------------|------------|---------------------------------|------------|
| Date Plans Received: | 02/12/2013 | Date(s) of Amendment(s): | 05/02/2014 |
| Date Application Valid: | 04/12/2013 | | 21/02/2014 |
| | | | 04/12/2013 |

1. SUMMARY

This application seeks full planning permission for the redevelopment of the former Yiewsley Swimming Pool site in West Drayton to provide a mixed use development including a health centre, gym, supported living units, car parking and ancillary facilities.

It is understood that the site was decommissioned in 2010 and that the buildings were demolished in 2011, following the opening of new facilities in Uxbridge and Hayes.

The applicant has advised that they have been working with the local health provider since 2010 to provide a new modern health centre and supported housing units within the Yiewsley/West Drayton area. The need for such a facility was further supported by the need to upgrade or redevelop the existing GP surgeries within the area, which lack the appropriate level of compliance with technical codes for disabled access. Accordingly, three local GP surgeries (Otterfield Practice, Yiewsley Family Practice and High Street Practice) are proposed to be combined into one new health care facility on the site. It is anticipated that the new medical centre would benefit from the new modern facility, gaining from significant economies of scale and sharing of facilities in what would be a sustainable, energy-efficient building, which fully complies with the accessibility regulations.

To complement the facility and to ensure that some sporting facilities remain on site the third floor of the building would be dedicated to leisure use through the provision of a gym. It is understood that the gym previously operated from the swimming pool site but was temporarily relocated to the nearby library when the building was demolished.

A secure supported housing block would be provided adjacent to the health centre and gym, which would provide supported living to tenants with moderate to high learning disabilities with on site 24 hour care and support.

The loss of the former swimming pool at the site, which was demolished in 2011, was offset by the provision of new modern sports facilities in Hayes and Uxbridge and, as such, no objection is raised to the principle of the development in this location.

The scale, height and design of the proposed development is considered to be acceptable in this location and it is not considered that the proposal would have such a detrimental impact on residential amenity or on the local highway network that refusal could be justified.

The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

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

A. That the applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a Statement of Intent (Statement) to make provision for the following matters as would a third party developer under section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:

1. **Car parking strategy:** To be undertaken prior to occupation of the development. The strategy shall set out how the proposed car parking provision (20 spaces) shall be provided within the public car park and how those spaces will be allocated to users of the development. The strategy shall be agreed in writing by the Local Planning Authority.

2. **Travel Plan:** Prior to first occupation a full travel plan to be submitted and approved by the council to encourage users, in particular staff, of the development to travel by sustainable modes of transport.

3. **Supported Housing:** The 12 residential units shall provide supported living to tenants with moderate to high learning disabilities and in need of on site 24 hour care and support for the lifetime of the development.

4. **Construction Training:** A sum of £2500 for every £1m build cost plus Coordinator costs ($12/160 \times £71,675 = £5375.63$) + ($1582/7500 \times 71,675 = £15118.64$) = £20,494.28.

5. **Employment Strategy.**

6. **Air Quality:** A sum of £12,500 towards air quality monitoring.

7. **Libraries:** A sum of £276 towards library improvements.

8. **Energy:** A sum of £23,400 to be paid to the Local Planning Authority to make up for the shortfall in CO2 reductions for the development.

9. **Project management & Monitoring fee:** A contribution equal to 5% of the total cash contributions or a sum of £1,000 (which ever is the greater) secured to enable the management and monitoring of the resulting agreement.

B. 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.

C. That the officers be authorised to negotiate the terms of the proposed agreement.

D. That, if the S106 agreement has not been finalised within 6 months, under the discretion of the Head of Planning, Green Spaces and Culture, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.

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

1 SP01 **Council Application Standard Paragraph**

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

2 COM3 **Time Limit**

The development hereby permitted shall be begun before the expiration of three years

from the date of this permission.

REASON

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

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2010/D66/P/01 Rev.A, 2010/D66/P/02, 2010/D66/P/03 Rev.B, 2010/D66/P/04 2010/D66/P/05, 2010/D66/P/06, 2010/D66/P/07, 2010/D66/P/08, 2010/D66/P/09, 2010/D66/P/10, 2010/D66/P/11, 2010/D66/P/12, 2010/D66/P/13, 2010/D66/P/14, 2010/D66/P/15, 2010/D66/P/16, 2010/D66/P/17, 2010/D66/P/18 & 225424/D/01 Rev.P1, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

4 COM5 General compliance with supporting documentation

The development hereby permitted shall be carried out except in accordance with the recommendations of the following documents:

Flood Risk Assessment prepared by MLM dated September 2011

BREEAM 2011 Pre-assessment prepared by Frankham dated 27/11/13

Code for Sustainable Homes Pre-assessment Report prepared by Frankahm dated 27/11/13

Transport Appraisal prepared by London Design Management Ltd dated November 2013

Interpretive Report of Ground Investigation prepared by CET Infrastructure dated January 2014

Energy Statement (Rev.F1) prepared by Frankham dated February 2014

Arboricultural Impact Survey prepared by London Borough of Hillingdon dated 01/10/13

Air Quality Assessment prepared by London Design Management Ltd dated November 2013

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

REASON

To ensure that the development complies with the objectives of Policies . Specify Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 COM6 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

COM7

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

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

REASON

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

7 RES9 Landscaping (car parking & refuse/cycle storage)

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

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage for a minimum of 24 bicycles to be provided for users of the health centre, gym and supported housing units. This shall be regularly monitored and additional storage provided should demand dictate.
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs

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

5. Schedule for Implementation

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

8 NONSC Accessibility 1

A minimum of 400-500mm shall be provided from the adjacent side wall to the centerline of the toilet pan within the bathrooms in the supported housing units.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with policies AM13 and R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) policies 3.1, 3.8 and 7.2.

9 NONSC Accessibility 2

The 'Changing Places' Room shall be enlarged to provide an internal area of no less than 3m x 4m (the internal areas should take account of finished wall surfaces, e.g. tanking and tiling).

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with policies AM13 and R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) policies 3.1, 3.8 and 7.2.

10 NONSC Accessibility 3

At least one of the proposed lifts within the health care centre shall be capable of being used during a fire emergency.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with policies AM13 and R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) policies 3.1, 3.8 and 7.2.

11 RES24 Secured by Design

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

REASON

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

12 NONSC Air Quality Condition - Details of Energy Provision

Before the development is commenced details of any plant, machinery or fuel burnt, as part of the energy provision for the development shall be submitted for each unit to the LPA for approval. This shall include pollutant emission rates with or without mitigation technologies. The use of ultra low NOx emission gas CHPs and/or boilers is

recommended.

REASON

To safeguard the amenity of the site and neighbouring properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

13 NONSC Contamination 1

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

14 NONSC Contamination 2

Before any part of the development is occupied, site derived soils and imported soils/materials shall be independently tested for chemical contamination. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

15 NONSC Noise affecting residential property

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

16 NONSC Loading/unloading/deliveries

Prior to occupation, details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours and to ensure that no deliveries or loading or unloading of goods, including waste collections, take place outside the hours of 07:00 and 19:00, Monday to Saturday.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties and to encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policies OE3 and AM2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

17 NONSC Floodlighting

Prior to any external lighting being installed details shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of neighbouring properties in relation to light pollution in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

18 COM22 Operating Hours

The health centre and gym shall not be used except between:-
0600 and 2200 hours, Mondays - Fridays
0700 to 1800 hours, Saturdays, Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

19 NONSC SUDS

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The

scheme shall clearly demonstrate how it follows the strategy set out in the Flood Risk Assessment undertaken by MLM and subsequent additional information provided in the Ground investigation and supporting evidence incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

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

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

20 NONSC Details of PVs

Prior to commencement of development a detailed roof plan showing the inclusion of the photovoltaic panels as set out in the energy strategy shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the development reduces CO2 emissions in accordance with Policies 5.2 and 5.3 of the London Plan.

21 NONSC BREEAM/Code for Sustainable Homes

Prior to occupation of the developments, the applicant shall submit certification to the Local Planning Authority that the development has achieved Code for Sustainable Homes Level 4 (residential development) and BREEAM Excellent (health care facility).

REASON

To ensure the development is constructed to a high standard of sustainability in accordance with Policy 5.3 of the London Plan.

22 NONSC Details of swept paths

Prior to the commencement of development details of swept paths, together with details of signage and road markings, to demonstrate that delivery and servicing vehicles, including refuse vehicles and those serving Wilkinsons, can safely manoeuvre around the site, shall be submitted to and approved in writing by the Local Planning Authority. Road safety audits shall be provided to demonstrate that the proposed layout is acceptable. The approved details shall be implemented prior to first occupation of the development.

REASON

In the interests of highway and pedestrian safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

| | |
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| BE13 | New development must harmonise with the existing street scene. |
| BE18 | Design considerations - pedestrian security and safety |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE26 | Town centres - design, layout and landscaping of new buildings |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| 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 |

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| OE11 | Development involving hazardous substances and contaminated land - requirement for ameliorative measures |
| H4 | Mix of housing units |
| H8 | Change of use from non-residential to residential |
| H10 | Proposals for hostels or other accommodation for people in need of care |
| R5 | Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities |
| R10 | Proposals for new meeting halls and buildings for education, social, community and health services |
| R16 | Accessibility for elderly people, people with disabilities, women and children |
| 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 |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes |
| AM14 | New development and car parking standards. |
| AM15 | Provision of reserved parking spaces for disabled persons |

3 11 Building to Approved Drawing

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

4 12 Encroachment

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

5 13 Building Regulations - Demolition and Building Works

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

6 **15** **Party Walls**

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

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

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

7 **111** **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).

8 **112** **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.

9 **114** **Installation of Plant and Machinery**

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

- The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;
- The siting of any external machinery (eg air conditioning);
- The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

10 **115** **Control of Environmental Nuisance from Construction Work**

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

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

Sundays, Bank or Public Holidays.

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

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

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

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

11 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

12 128 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).

13 134 Building Regulations 'Access to and use of buildings'

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

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

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

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

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their

disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

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

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- 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.

14 158 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

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The Council's Access Officer has advised as follows:

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

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You are advised that condition 12 relates to the operational phase of residential or commercial development and is intended for the protection of future residents in a designated Air Quality Management Area and Smoke Control Area. Advice on the types of authorised fuels and appliances can be found at www.defra.gov.uk.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.4 hectare broadly triangular shaped plot. It was previously occupied by the single-storey Yiewsley Swimming Pool building and associated car parking but this was demolished in 2011 and the site is now cleared and vacant. The eastern arm of the plot comprises the existing access road via Otterfield Road, which serves the application site, the public car park and service areas for town centre shops.

The site is bounded to the west by a public footpath, beyond which is Yiewsley Recreation Ground; to the south by Fairfield Road public car park, beyond which are retail units; and to the east by residential properties in Otterfield Road.

The entire site falls within Yiewsley/West Drayton Town Centre and the Hayes/West Drayton Corridor as designated in the Hillingdon Local Plan.

3.2 Proposed Scheme

This application seeks full planning permission for the redevelopment of the former Yiewsley Swimming Pool site to provide a mixed use development comprising a health centre, gym, 12 supported living units, car parking and associated facilities.

The supported living units would be provided within a two-storey block located at the north of the site. All units would comprise one bedroom, a bathroom and a living room with integrated kitchen. Five units, including three designed for wheelchair users, would be provided at ground floor level in addition to an entrance lobby with accessible WC, a communal lounge with kitchenette, a staff office and meeting room and a staff overnight room with bathroom. Seven units would be provided at first floor level, in addition to a communal seating area. Stair and lift access would be provided to the first floor.

Externally, each of the ground floor units would be provided with a small private garden. Shared amenity space would be provided in the northern most corner of the site; to the west of the block, accessed via the communal lounge area; and a larger area of shared amenity space would be provided to the east of the block.

Two parking spaces, including one to disability standard, would be provided close to the main entrance. Furthermore, parking for eight mobility scooters would be provided in a secure area where staff could also leave their bicycles if they chose to cycle to work.

Local residents have questioned what supported housing/living is and the type of user the development might attract. The applicant has advised that the units proposed would provide supported living to tenants with moderate to high learning disabilities with on site 24 hour care and support. The aim is to provide an aesthetically pleasing sympathetically designed development that is specifically designed to meet the needs of the tenants.

The health centre and gym would be provided in a three-storey block, with roof plant, located immediately to the south of the supported housing block. The ground floor would principally accommodate consulting rooms with associated waiting room, WC facilities, meeting rooms, reception area, storage and ancillary areas. The first floor would provide shared medical support rooms for facilities such as phlebotomy, health visitors, physiotherapy, etc. Ancillary accommodation such as waiting areas, WC facilities,

administration space, and supporting facilities would also be provided.

At second floor level a gym would be provided together with a small cafe, changing rooms and WC facilities, a small office and store. The plans suggest that Taekwondo would be run from the facility.

The applicant has advised that opening hours for the health centre would typically be between 8am and 6pm Monday to Friday. The gym would operate between 6am and 10pm Monday to Friday and between 7am and 6pm on weekends and bank holidays.

An ambulance and service delivery vehicle bay would be provided to the rear of the health centre and a patient drop-off and pick-up area would be provided adjacent to the main entrance to the south east of the block.

Three disability standard parking spaces, for use by users of the health centre, would be provided along the access way from Otterfield Road, which would be reconfigured to ensure that safe vehicular and pedestrian access is retained. 20 car parking spaces within the public car park would be made available to the health centre, gym and supported housing.

3.3 Relevant Planning History

18344/APP/2011/1552 Yiewsley Swimming Pool Otterfield Road Yiewsley
Demolition

Decision: 09-11-2012 NFA

Comment on Relevant Planning History

The Council's planning records indicate that there have been several planning applications, predominantly relating to the use of the site as a swimming pool and gymnasium, dating back to the early 1970s. However, none of those applications are directly relevant to the current proposal. The only application submitted in the past few years relates to the demolition of the swimming pool and is summarised below. It is understood that the pool was demolished in 2011.

4. Planning Policies and Standards

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2011
National Planning Policy Framework (NPPF)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Land Contamination
Council's Supplementary Planning Document - Air Quality
Council's Supplementary Planning Document - Noise
Council's Supplementary Planning Document - Planning Obligations
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Council's Supplementary Planning Document: Residential Layouts

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.CI2 | (2012) Leisure and Recreation |
| PT1.E5 | (2012) Town and Local Centres |
| PT1.E7 | (2012) Raising Skills |
| PT1.EM1 | (2012) Climate Change Adaptation and Mitigation |
| PT1.EM11 | (2012) Sustainable Waste Management |
| PT1.EM5 | (2012) Sport and Leisure |
| PT1.EM6 | (2012) Flood Risk Management |
| PT1.H1 | (2012) Housing Growth |

Part 2 Policies:

| | |
|------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE18 | Design considerations - pedestrian security and safety |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE26 | Town centres - design, layout and landscaping of new buildings |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| 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 |
| OE11 | Development involving hazardous substances and contaminated land - requirement for ameliorative measures |
| H4 | Mix of housing units |
| H8 | Change of use from non-residential to residential |
| H10 | Proposals for hostels or other accommodation for people in need of care |
| R5 | Proposals that involve the loss of sports, leisure, community, religious, cultural or |

| | |
|------|--|
| | entertainment facilities |
| R10 | Proposals for new meeting halls and buildings for education, social, community and health services |
| R16 | Accessibility for elderly people, people with disabilities, women and children |
| 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 |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes |
| AM14 | New development and car parking standards. |
| AM15 | Provision of reserved parking spaces for disabled persons |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd January 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 83 local owner/occupiers, the Yiewsley and West Drayton Town Centre Action Group, the Yiewsley Community Involvement Group and the Whitethorn Estate Residents' Association. Site and press notices were also posted. 13 letters of objection have been received which raise the following concerns:

- i) Not enough people notified and insufficient consultation time, particularly given that this was over Christmas and New Year.
- ii) The case officer was away during most of the consultation period.
- iii) An appointment was needed to visit the Planning Office. The Council is trying to prevent the public from viewing documents.
- iv) Hard copies of the plans should be made available.
- v) Several plans and documents would not download.
- vi) Lack of community consultation/engagement.
- vii) Many forms within the application are incomplete and in parts information is inaccurate.
- viii) No information on numbers of employees is provided.
- ix) Obscure terminology is used in the application form.
- x) The application forms are not signed.
- xi) No hazardous waste is accounted for and it is unclear what recycling facilities will be provided.
- xii) The cafe is excluded from the description - some may object to this.
- xiii) Opening hours are stated as being 6am to 10pm. Conditions should be put in place to safeguard residential amenity.
- xiv) The land was gifted to the community as a green space for "public walks and pleasure" and has covenants on it restricting its use.

- xv) Loss of public parking will impact local businesses and services as this is their only parking provision, but they have not been consulted.
- xvi) Refuse vehicles reversing over a pedestrian crossing is dangerous.
- xvii) The location of the Underground and train station is wrongly described, which brings into question the other facts and figures quoted.
- xviii) Free overflow parking should be provided in the existing car park so residents don't suffer.
- xix) Increase in traffic, congestion and parking pressure locally - many people won't pay to use the public car park.
- xx) Otterfield Road is used as a cut-through - this will make it worse.
- xxi) The Transport Assessment does not provide a representative or accurate picture of the real increase in traffic there will be.
- xxii) Delivery and collection times should be restricted.
- xxiii) The site should have dedicated car parking. Pick-up/drop-off areas at other hospitals/health centres do not work well.
- xxiv) Many users will have limited mobility. The need to drop those patients off whilst the driver finds a parking space is undesirable.
- xxv) Insufficient parking for staff and residents of the development.
- xxvi) The parking provision fails to comply with Building Regulations.
- xxvii) The proposals would be detrimental to residential amenity and to the neighbourhood.
- xxviii) Loss of sunlight/overshadowing, including to gardens which affects home grown produce and health, loss of privacy and loss of outlook.
- xxix) Impact on security of residential properties.
- xxx) What is supported housing/who would live there - this will be a drug/alcohol rehabilitation centre and increase existing issues of antisocial behaviour, rubbish and police presence.
- xxxi) A new swimming pool and gym should be built as there are no such facilities locally.
- xxxii) Health and educational development is needed not supported housing.
- xxxiii) There is no capacity for the health centre to expand in the future when required by the area's expanding population.
- xxxiv) The site should only accommodate health facilities.
- xxxv) Another major development in Yiewsley is not needed.
- xxxvi) The gym will be let to private businesses not the community. Community leisure facilities to prevent ill health should be provided given the area has lower than average life expectancy.
- xxxvii) The land is described as D2 but planned use is C2, D1 and B1. Residents have not been informed of a "change of use" application.
- xxxviii) The Council will receive income from the parking fees paid by users of the development. It's likely at least 100 spaces in the car park will be occupied throughout the working day. Spaces should be protected for other members of the community and shoppers.
- xxxix) The buildings would be taller than surrounding properties and their scale is excessive. A single-storey building should be provided.
- xl) Over development of the site.
- xli) A gate in the north west corner opens outwardly across a public footpath, failing to comply with regulations and dangerous.
- xlvi) Pedestrian access at the south west corner would block the lower footpath. There is no point putting steps up the embankment given the short walk to get to the upper footpath.
- xlvi) The development is ugly and out of keeping with the character of surrounding properties.
- xlvi) The supported housing units don't comply with disabled design requirements.
- xlvi) Insufficient amenity space. The green roofs should not be counted as amenity space as they are not accessible to wheelchair users.
- xlvi) The plans are of a poor architectural quality and poor quality materials will be used.
- xlvi) Impact on boundary walls.
- xlvi) Negative impact on property values.
- xlvi) Disruption to residents during construction.
- l) There are trees which need to be cut back to allow for the development - the safety of those trees, which are on private land, is unknown. Tree protection should be provided as they provide

screening.

li) Increase in noise, disturbance and pollution from the development and associated traffic.

lii) Contrary to the Local Plan which states it will put residents first, at the heart of everything and improve their health and well being.

liii) Properties are suffering from subsidence caused by the weight of vehicles using the access road - assurances should be given against further damage.

liv) If approved compensation should be paid to the properties most affected.

lv) Increased pressure on local services.

lvi) It is unclear what "associated accommodation" and "ancillary development" means.

lvii) There is reference to the PCT. The PCT no longer exist and the CCG have not provided any up to date information and do not seem forthcoming in supporting the application.

The Yiewsley and West Drayton Town Centre Action Group have raised the following concerns:

1. The principal pedestrian and non-vehicular access will be via Otterfield road. Public transport is some distance away. The existing health centre is sited more centrally with direct access to public transport.

2. Impact of the proposed development on the green space and on residential properties, particularly given its height.

3. The utilitarian design of the buildings along with the proposed landscaping will have a detrimental impact on residential properties in Otterfield Road and on the recreation ground.

4. The proposals for the health centre, albeit vague, were submitted by the PCT in 2010 and have not been updated to take into account the requirements or policy of the new regime that now controls health care in Hillingdon. Therefore, it is not possible to make comments on the health care provision on what is essentially an outdated document.

5. It is unclear whether the leisure facility will be for community or commercial use such as Taekwondo (currently above Yiewsley Library) as indicated in the application.

6. Parking provision for staff is inadequate. The application was first mooted in 2010 and is now out of date. No attempt has been made to revise the original plans. On this basis, consideration of the application should be deferred to allow for revision and a full public consultation.

Following receipt of amended plans residents were reconsulted on 07/02/14. Five letters of objection were received. No new issues were raised, the bulk of objections relating to increased impact on the local highway network and parking.

Internal Consultees

URBAN DESIGN OFFICER

Background:

This has been the subject of discussion with Corporate Property and Construction, and the design has been improved considerably during the process. Given the difficulties of the site, and the complex brief, this is considered to be a very good solution.

Areas of concern are of a more detailed nature. They include the bland horizontality of the western residential elevation, which could be improved by vertical brickwork detail and the need to screen, at least partially, the photovoltaic panels to be added to its flat roof, which could be done with the addition of parapets.

A suitable palette of colours will be needed for the materials.

Recommendations: Acceptable with appropriate detailing and materials.

TREES/LANDSCAPE OFFICER

Landscape Character/Context:

The triangular site is occupied by the vacant plot of the former Yiewsley Swimming Pool situated at the north end of the Fairfield Road public car park. The site is also accessible from the east, via a gap in the houses and rear gardens between 31-37 Otterfield Road. The west boundary backs on to Yiewsley Recreation Ground and Bowling Greens and the southern boundary provides access to the public car park serving Yiewsley Town Centre and an access road to the service yard of Wilkinsons.

The site has been cleared of all buildings and vegetation. There is an embankment on the west boundary rising by 1.0 - 1.8 metres in height (towards the edge of the Recreation Ground), at the top of which is a mature deciduous hedge which is dense in part, with some gaps. This boundary is secured by a 1.8metre high steel palisade fence at the top of the slope.

The rear gardens of 37-67 Otterfield Road are long with established gardens and occasional trees which provide some degree of screening. There are no trees within the site but there are three trees along the western boundary. These trees are just off-site on the Recreation Ground embankment. They are not affected by TPO or Conservation Area designation.

Proposal:

The proposal is to redevelop the site to provide mixed use development including one three-storey block comprising health centre and gym; one two-storey block comprising 12 supported housing/living flats and associated accommodation; car parking; landscaping; and ancillary development. This scheme has been subject to pre-application advice by planning specialists.

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.

- No trees or significant landscape features will be affected by the proposal.
- Drawing No. 2012/D66/P/05, Proposed Site Plan, indicates a fairly intensive development with the health centre at the southern end of the site accessed from the Otterfield Road vehicular entrance and a new footpath link from the Recreation Ground to the west.
- The residential block extends northwards towards the tapering angle of the triangle. Residential flats have an outlook over the park to the west and across a small amenity space / courtyard towards the rear gardens of Otterfield Road to the east.
- Roof plans indicate that both buildings will have green roofs - presumably 'extensive' together with photovoltaic panels.
- The amenity area available for the use and enjoyment of residents (and those overlooking) the site are limited. High quality hard and soft landscape will be required to make this scheme acceptable.
- Particular attention is required to the west boundary. The footpath along the edge of the Recreation Ground will permit direct overlooking from a public space into the ground and first floor windows. While the existing trees and hedge will provide some screening - which could be improved, care should be taken to enable natural light into the ground-floor habitable rooms.
- 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 above observations and condition RES9 (parts 1,2,5 and 6).

ACCESS OFFICER

The site was formerly occupied by a swimming pool and ancillary buildings which were decommissioned in 2010 and which were demolished and removed in 2011, leaving the site vacant. An alternative new, modern, swimming pool and library at Botwell Green opened in 2010, and the Council used the opportunity to work with the local PCT to establish a much-needed focal point for a modern health care facility in the south of the Borough (in place of the former swimming pool).

The development would also comprise twelve supported housing flats within a two-storey building.

The need for a purpose-built health care facility is also strengthened by a pressing need to either upgrade or redevelop the existing nearby GP surgeries to meet current technical codes for accessibility and inclusive design. Three local GP surgeries (Otterfield Practice, Yiewsley Family Practice and High Street Practice), would be accommodated within the proposed state-of-the-art medical centre. In addition to health care services, the three-storey building will feature a dedicated floor for leisure, fitness and indoor sports activities.

The principal entrance to the health centre is on the south-east side of the building, in close proximity to the ambulance and drop-off area. An entrance lobby leads to reception, with treatment and consultation rooms easily accessible from the adjacent waiting area. The ground and first floors are principally allocated as consulting/treatment rooms, rooms for medical and reception staff and ancillary office accommodation. Ample toilet facilities are included for both staff and patients, in addition to a 'Changing Places' Room for use by people with multiple/complex disabilities. It is, however, noted that the Changing Places Room is only 6.6m², as opposed to the 12 m² prescribed by British Standard 8300:2009: +A1:2010, and the Changing Places Consortium.

Two passenger lifts, in addition to two staircases at opposite sides of the building would provide vertical circulation exclusively for the health care centre. A further separate external entrance would be provided for gym and tae-kwon-do members that would lead to a dedicated staircase and lift. It is proposed that in the event of an evacuation, all staircases could be used, and it is inferred that both lifts would be specified for use during a fire emergency.

In terms of the supported housing accommodation, plans indicate that London Plan Policy 3.8 has been heeded, with the requisite dimensions largely shown on plan to exceed compliance with the Council's Supplementary Planning Document 'Accessible Hillingdon', adopted May 2013.

Whilst the proposal presents a firm commitment to the principles of accessibility and inclusive design, the following issues should be addressed and incorporated into revised plans:

Residential Element:

1. The bathrooms within the proposed supported housing units, should all ensure a minimum of 400-500 mm from the adjacent side wall to the centreline of the toilet pan. The submitted plans indicate that the handbasin in many instances would restrict or prevent a successful frontal transfer from a wheelchair on to the toilet.

Health care Centre Element:

2. Given that the proposal would become an invaluable community resource, offering a range of medical and leisure services, it is paramount that such facilities include adequate provision for people with multiple and complex impairments, particularly in light of the government's programme to encourage the take-up of personal budgets instead of traditional day centre services. To this end, the 'Changing Places' Room should be enlarged to provide an internal area of no less than 3m x 4m (the internal areas should take account of finished wall surfaces, e.g. tanking and tiling). A revised ground floor plan is requested.

3. Any grant of planning permission should attach a suitable Condition that requires a minimum of one lift that can be used during a fire emergency.

Recommended Informatives

1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Conclusion: revised plans should be submitted for re-evaluation prior to any grant of planning permission.

ENVIRONMENTAL PROTECTION UNIT

Air Quality:

The proposed development is within the declared AQMA and in an area that is likely to be below the European Union limit value for annual mean nitrogen dioxide (40.0 mg/m³).

The air quality assessment indicates 350 extra vehicle movements for the site as a consequence of the development and that no impact was anticipated, however an impact assessment has been undertaken in order to demonstrate no significant impact. It is unclear if the Transport Assessment would back this up.

Four existing residential receptors were considered on Otterfield Road (including number 37 adjacent to the site access road indicated to go from 31.2 mg/m³ to 31.35 mg/m³ with development), Falling Lane and Fairfield Road. It seems likely the NO₂ levels for these receptors have

been slightly underestimated without development, and the development does not appear to have added significant quantities of NO₂ to this. It seems unlikely there will be any exceedance of the EU limit value at these existing receptors or at the development site (which has not been assessed), even assuming the assessment has slightly underestimated the air quality in the area, or the impacts from the proposed development.

CHP including biomass CHP have been discounted and the use of PV has been indicated for renewable energy. Condensing gas boilers have been indicated in the air quality assessment although no details have been provided in the Energy Statement. The air quality assessment indicates the use of boilers that will emit less than 75 mg/kWh of NO₂. In the Code for Sustainable Homes Pre-assessment it is assumed that 2 out of the 3 points will be picked up for pol2 (minimising NO_x emissions), however no points are indicated as being picked up for pol2 in the BREEAM assessment.

The following condition is advised in relation to providing details of the final energy provision at the site.

Air Quality Condition 1 - Details of Energy Provision

Before the development is commenced details of any plant, machinery or fuel burnt, as part of the energy provision for the development shall be submitted for each unit to the LPA for approval. This shall include pollutant emission rates with or without mitigation technologies. The use of ultra low NO_x emission gas CHPs and/or boilers is recommended.

Reason: To safeguard the amenity of the site and neighbouring properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Notes: This condition relates to the operational phase of residential or commercial development and is intended for the protection of future residents in a designated AQMA and Smoke Control Area. Advice on the types of authorised fuels and appliances can be found at www.defra.gov.uk.

Land Contamination:

No information has been submitted with regard to land contamination. As it includes a residential

element, ground investigation information is required. It is assumed as the site was formerly a swimming pool that there is infilled ground at the site. It is also likely top soil will have to be imported to the site for landscaping purposes. Conditions are recommended relating to ground investigation and remediation measures and soil imports/landscaping.

Noise and lighting:

The applicants have still not submitted the lighting details requested so this will have to be dealt with by condition.

A condition should be attached to restrict the opening hours of the gym to between 7am and 10pm Monday - Friday, 7am to 6pm on Saturdays and 8am to 6pm on Sundays.

Conditions will also be required to control plant noise and delivery noise from the development.

The standard informative regarding control of environmental nuisance from construction work should also be attached.

FLOOD WATER MANAGEMENT OFFICER

In addition to that information submitted as revised plans the applicant has provided a Ground Investigation and further information on the assessment and design of the Sustainable Drainage System.

As these show the scheme is meeting national standards for design and surface water is restricted to reduce the run off from the site, it is recommended that the Sustainable Drainage Condition is used to capture any changes to the scheme as detailed design progresses.

SUSTAINABILITY OFFICER

No objections are raised to the proposed scheme based on the report submitted.

However, the report demonstrates only a site wide reduction of 28% as opposed to the London Plan requirement of 40%. It is accepted that achieving the higher target will not be feasible on site in this location. No objections are raised to this as the residential development will meet Code Level 4 and the health care facility will be BREEAM Excellent.

The report demonstrates that there is a shortfall of 13tCO₂/annum required to meet the 40% reduction target. Whilst it is accepted that it may make the development unfeasible if these savings were found on site, there are no barriers to finding them off site. London Plan Policy 5.2e advises Local Authorities to seek off site contributions where there is a shortfall on site.

To that end, the applicant should provide an off site contribution to allow 13tCO₂ to be saved elsewhere. The Council has adopted the allowable solutions approach to determining off site contributions. Recent reports and studies suggest that the cost of one tonne of CO₂ is £60. This is the amount that will allow a Local Authority to realise the required saving elsewhere. The total contribution is measured over 30years which is considered to be the timeline for a carbon intensive energy supply. Beyond this period, all development will be approaching low to zero carbon due to the reliance on non-fossil fuels for the national grid electricity.

Therefore the contribution can be summarised as:

(shortfall x length of saving) cost/carbon tonne
(13tCO₂ x 30years) x 60
= £23,400

The following are requirements for the planning permission:

1 - A £23,400 contribution to the Local Authority to make up for the shortfall in CO2 reductions for the development. This will enable the development to comply with the 40% reduction target set out in the London Plan (Policy 5.2). The contribution will go towards a public building. Harlington Depot has been identified as a possible receptor but this needs clarifying.

2 - The following conditions

Condition

Prior to commencement of development a detailed roof plan showing the inclusion of the PVs set out in the energy strategy shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the development reduces CO2 emissions in accordance with Policies 5.2 and 5.3 of the London Plan.

Condition

Prior to occupation of the developments, the applicant shall submit certification to the Local Planning Authority that the development has achieved Code for Sustainable Homes Level 4 (residential development) and BREEAM Excellent (health care facility).

Reason

To ensure the development is constructed to a high standard of sustainability in accordance with Policy 5.3 of the London Plan.

S106 OFFICER

The scheme has a resulting population of 12.

The following heads of terms are requested:

1. Highways Works: S278/S38 - you will need to liaise directly with Highways to ascertain what, if any, highway works are required.
2. Supported Housing - provision of 12x1 bed units
3. Construction Training: £2500 for every £1m build cost plus Coordinator costs ($12/160 \times £71,675 = £5375.63$) + ($1582/7500 \times 71,675 = £15118.64$) = £20,494.28
4. Employment Strategy
5. Air Quality: £12,500 monitoring contribution
6. Libraries: $12 \times £23 = £276$
7. A £23,400 contribution to the Local Authority to make up for the shortfall in CO2 reductions for the development
8. Project management & Monitoring fee: 5% of total cash contributions.

HIGHWAY ENGINEER

The site has a low PTAL rating of 2. Notwithstanding this, the site can be adequately accessed by a number of travel modes including walking, cycling, public transport and the private car.

All proposed development servicing needs would be undertaken on-site. Manoeuvring and swept path assessments carried out indicate that in principal the proposed road layout is capable of allowing adequate accessibility. Further refinements to the road layout to improve the predicted swept paths together with details of signage and road markings can be secured through a suitable

planning condition. Any conditional approval should be based on the proposed road layout being demonstrated as acceptable by way of road safety audits.

The existing coach parking along the access road will be replaced with three disabled car parking spaces for the public use. The Supported Housing will have 2 on-site parking spaces (including 1 disabled parking space). 20 car parking spaces will be reserved in the adjacent public pay & display car park to support car parking requirements for the proposed development. A suitable agreement should be secured to cover the allocation of car parking spaces. Details for the car parking allocation should be secured through a suitable planning condition or legal agreement.

The development should provide covered and secured cycle parking for the visitors to the Health Centre and the Gym, not cycle storage as shown on the site layout drawing. Cycle storage should be provided for the residential element and for staff. The cycle parking provision should be based on the following criterion, which requires confirmation of the staff numbers.

Supported Housing: 1 space per 2 staff

Health Centre: 1 space per 50 staff + 1 per 10 visitors

Gym: minimum 5 spaces

The Transport Appraisal submitted with the application suggests that:

The Health Centre parking accumulation assessments have shown that the maximum number of parking spaces required would be 35 between 9:00 and 9:30 hours and 16:00 and 16:30 hours. Accordingly, a further 24 parking spaces would be required at the public car park.

The Supported Housing parking accumulation assessments have shown that the maximum number of parking spaces required would be 9 during night time. Hence, a further 1 parking space would be required at the public car park.

The Gym parking accumulation assessments have shown that the maximum number of parking spaces required would be 29 between 19:00 and 19:30 hours. Accordingly, a further 27 parking spaces would be required at the public car park.

Accordingly, from the above, a further 52 parking spaces would be required at the public car park. However, as the maximum number of parking space requirement for each element of the development occur at different times, a further 35 spaces would be needed at the public car park not 52 (a saving of 17 spaces).

The Yiewsley public car park has a capacity of some 162 spaces including 12 disabled and 2 electric vehicle spaces. The occupancy level of the car park has been observed to be very low in the order of 30% to 35%, which coincides with the findings of a survey carried out on the car park on 17th May 2011. This survey showed a maximum occupancy level of 29.6% (48 out of the 162 spaces). It can therefore be concluded that the car park has ample spare capacity to satisfactorily accommodate the parking demand estimated to be generated by the development.

An assessment is undertaken of the reported Personal Injury Collision for a period of years ending December 2012. This concludes that there are no particular hot spots, collision patterns, or accident problem locations within the surrounding road network. Furthermore, there were no road traffic collisions in the immediate vicinity of the development site.

Subject to details of the road and pavement layout, road safety audits, and car parking and cycle parking as commented above being conditioned or covered through a legal agreement, there is no

objection on the highways aspect of the application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site falls within Yiewsley/West Drayton Town Centre as designated in the the Hillingdon Local Plan.

Local Plan Part 1 policy CI1 states that the borough will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by "locating libraries, health facilities, police facilities, leisure facilities and community centres in town centres or other accessible locations to maximise community access, sustainable transport and build a sense of local community identity."

Local Plan Part 2 policy R10 states that the Local Planning Authority will support proposals for new health services providing other polices of the plan are complied with.

London Plan policy 3.16 reiterates that social infrastructure premises, including health provision and sports facilities, should be "accessible to all sections of the community (including disabled and older people) and be located within easy reach by walking, cycling and public transport. Wherever possible, the multiple use of premises should be encouraged."

London Plan policy 3.17 goes on to confirm that "Development proposals which provide high quality health and social care facilities will be supported in areas of identified need, particularly in places easily accessible by public transport, cycling and walking."

Accordingly, with regard to the proposed health centre and gym, there is strong policy support for the provision of such facilities within accessible town centre locations.

With regard to the proposed supported housing provision, it should be noted that Local Plan Part 2 policies H4 and H5 encourage provision of a range of residential accommodation to meet the borough's housing needs. Policy H8 confirms that a change of use from non-residential to residential will be supported providing a satisfactory living environment can be achieved; the existing use is unlikely to meet a demand for such accommodation in the foreseeable future; and the proposal is consistent with other objectives of the Local Plan.

Policy 3.8 of the London Plan reiterates that a range of housing types should be provided to take into account the different housing requirements of various groups and the National Planning Policy Framework (NPPF) confirms that borough's should ensure a mix of housing is provided which takes into account the needs of different groups in the community, including those with specialised needs.

With specific regard to housing for those with specialist needs there is general support for this within the NPPF and London Plan. At local level Local Plan Part 2 policy H10 confirms that such developments should be "conveniently located for local shops, services and public transport facilities."

In light of the type of housing to be provided and the potentially limited mobility of some residents the benefits of siting the development within a town centre location, close to local facilities and amenities, is clear and the proposal is considered to comply with the objectives of Local Plan Part 2 policy H10.

Notwithstanding the above policy support for the provision of supported housing and health facilities within the borough and within a town centre location, policy R5 of the Local Plan Part 2 resists the loss of land or buildings used for (of where the last authorised use was for) outdoor or indoor sports and leisure facilities, unless adequate, accessible, alternative facilities are available.

This is reiterated in London Plan policy 3.19 and paragraph 74 of the NPPF, which states that:

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss."

In this instance it should be noted that the swimming pool building was decommissioned in 2010 and demolished in 2011 following the opening of new state of the art leisure facilities at Uxbridge Lido (now known as the Hillingdon Sports and Leisure Complex) and Botwell Green Leisure Centre in Hayes. Those developments included the provision of a 25m indoor swimming pool and an olympic size indoor swimming pool respectively. Hillingdon Sports and Leisure Complex is located approximately 3.3 miles away (driving route) from the application site and Botwell Green Leisure Centre is located approximately 3.5 miles away (driving route). It is considered that the provision of those new, high quality, modern facilities, which serve the whole borough, combined with the proposed provision of a new and modern gym at the application site, are sufficient to off-set the loss of the former Yiewsley Pool, which it is understood was in need of modernisation.

The proposal is considered to comply with relevant policies relating to residential developments, health care facilities and provision/loss of sporting facilities. Accordingly, no objections are raised to the principle of the development subject to the proposals meeting site specific criteria.

7.02 Density of the proposed development

The site has a Public Transport Accessibility Level (PTAL) of 2. The London Plan 2011 range for residential sites with a PTAL of 2-3, which fall within an urban area, as defined in the London Plan, is 200-450 habitable rooms per hectare (hrph) and 70-170 units per hectare. Given the size of the proposed living rooms (including the kitchenette) in each unit, at over 20m², each would count as the equivalent of two habitable rooms in compliance with the Council's Supplementary Planning Document on Residential Layouts.

As such, based on a total site area of approximately 1,275m² for the residential part of the site only, as shown on drawing no. 2012/D66/P/08, the site would have a density of 94.1 units per hectare and 282.5 hrph. This fully complies with London Plan density standards and is therefore considered to be acceptable.

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

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the vicinity.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Not applicable. There is no green belt land within the vicinity of the site.

7.07 Impact on the character & appearance of the area

The proposed health centre building would be three-storeys high. However, due to the provision of roof plant on part of its roof it would, in effect, appear to be closer to three and a half or four storeys in height and it would have a maximum height of approximately 14m.

The building would be taller than the nearby residential properties in Otterfield Road, and more in keeping with the height, size and scale of many of the developments along the High Street and Fairfield Road. However, despite the site's location to the rear of the main retail/commercial area of Yiewsley it nevertheless falls within the Town Centre as designated in the Local Plan and its siting, fronting the main town centre car park, which is bounded to the south by larger scale developments, means that it is seen as much in context with the more urban character of the town centre as it is with the more residential area along Otterfield Road.

Whilst it is acknowledged that the proposed building could be clearly seen from the surrounding area, particularly in views from the adjoining recreation ground, which is designated as Green Chain, and Falling Lane beyond, and from the residential properties along Otterfield Road, it is considered that it would nevertheless be seen in context with its town centre location and that it would not have such a detrimental visual impact on the character or appearance of the surrounding area, in terms of its size, scale, height or design, that refusal could be justified.

The proposed supported housing block would be two-storeys in height, although the stairwell/lift shafts would project beyond the height of the main roof. Located to the rear of the health centre building, this block would be much smaller in terms of size and scale and its height would not project beyond that of the nearby residential properties in Otterfield Road. The size, scale, height and design of this building is considered to be totally acceptable in this location.

7.08 Impact on neighbours

The nearest residential properties are located in Otterfield Road. Concerns have been raised from residents over loss of outlook, loss of privacy and overshadowing.

The nearest part of the proposed buildings would be located approximately 40m away from the rear elevation of the nearest residential properties. This far exceeds guidance within the Council's Supplementary Planning Document (SPD) on Residential Layouts which requires a minimum distance of 21m between facing habitable room windows on buildings of two-storeys or more. Furthermore, it exceeds guidance within the SPD which requires a minimum distance of 15m between buildings of two-storeys or more to overcome possible overdomination and to ensure that adequate daylight and sunlight is provided to adjoining properties.

Given the distance between the proposed development and the nearest residential properties it is not considered that the proposed buildings would result in such overshadowing or loss of outlook or privacy that refusal could be justified.

7.09 Living conditions for future occupiers

The London Plan 2011 states that a minimum of 50m² internal floorspace should be provided for a one-bedroom, two person flat. The plans indicate that nine of the units would have a floor area of 50m² and three would have a floor area of 56m². Accordingly, all flats provided would meet or exceed the London Plan's minimum standards.

All windows would receive adequate daylight and the amenities of future occupiers would

not be prejudiced by the position of adjoining houses. Accordingly, it is considered that the proposed property would adequately serve the needs of future occupiers in terms of internal space.

The Council's Supplementary Planning Document on Residential Layouts states that a minimum of 20m² usable external amenity space should be provided for one-bedroom flats. Accordingly a total of 240m² external amenity space should be provided. Each of the ground floor units would be provided with a small private garden. Three of these would exceed 20m² and two would fall just short with amenity areas of approximately 17m² and 18m². However, 191m² of shared amenity space would also be provided on site to the east of the building. Given that sufficient amenity space is provided for three of the units, this is considered to be acceptable and would meet the standards required for the remainder of the development. Notwithstanding this, it should also be noted that small shared amenity areas of approximately 47m² and 52m² would also be provided to the west and north of the site. As such, the amenity space provision exceeds minimum Council standards and is considered to be acceptable.

Notably the provision of small garden areas for the west facing ground floor units creates the opportunity for landscaping and/or screening to be provided between them and the adjacent public footpath. Whilst large windows are provided, particularly to the living room areas, details of landscaping and boundary treatments would nevertheless be required by way of condition, should planning permission be granted, to ensure that careful consideration is given to the provision of appropriate screening whilst still allowing sufficient light to enter those properties.

The scheme exceeds London Plan guidelines relating to internal floor space and Council guidelines relating to external amenity space. It is considered that the proposal would adequately serve the needs of future occupiers and that it fully complies with policies BE20, BE21, BE23 and BE24 of the Local Plan which relate to residential amenity.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

For the supported housing units two car parking spaces, including one disability standard space, would be provided on site. Parking provision for up to eight mobility vehicles would also be provided on site. No car parking spaces would be provided on site for the proposed health centre or gym, although three disability standard spaces would be provided along the access road from Otterfield Road.

20 dedicated car parking spaces would be made available for the development within the adjoining public car park. Most of these would be made available to staff only. Although some may be made available for visitors of the supported housing development, it is not anticipated that the residents themselves would be likely to drive.

It was originally proposed to provide the 20 car parking spaces within a secure area within the car park. However, it was considered that the layout shown would have resulted in a disproportionate and unnecessary number of public car parking spaces being lost. Accordingly, amended plans have been provided which omit that formal secure area. It is still proposed to provide 20 car parking spaces for the development within the public car park but instead these would be secured by way of a S106 agreement so that further negotiations can take place as to how best these will be allocated and made available (eg, through allocation of permits, marking of parking bays or by another means).

Visitors to the health centre and gym and potentially some of those to the supported housing units would be expected to use the public pay and display car park. However, a

patient drop-off/pick-up area would be provided in front of the health centre for use by those with very limited mobility.

The applicant has been unable to confirm likely staff and visitor numbers for the facility at this stage. Accordingly, the Transport Assessment has based its assumptions on similar development types taken from the TRAVL database and the number of trips generated per square metre of floorspace. It is not considered unreasonable to base the car parking and trip generation assumptions on this methodology.

The Transport Assessment confirms that for the health centre the peak time for parking would be between 09:00 and 9:30 and 16:00 and 16:30 where approximately 35 additional spaces would be required. For the supported housing assessments have shown that the maximum number of parking spaces required would be nine during the night time. For the gym assessments have indicated that the maximum number of spaces required would be 29 between 19:00 and 19:30 hours. Accordingly, an additional 52 spaces would be required within the public car park.

However, notwithstanding the above, as the maximum number of spaces required for each element of the development occur at different times the demand for additional spaces at any one time would in fact be less than this, so spaces would in effect be shared between the different facilities. Taking this into consideration it is anticipated that the maximum number of spaces which would be needed at the public car park at any one time would be 35.

The public car park has a total of 162 spaces. Surveys have indicated occupancy levels of the car park to be very low at 30%, 35% and 29.6%. Accordingly, it is considered that there is ample space available within the car park to absorb the additional demand from the proposed development.

With regard to trip generation the Transport Assessment confirms that the development would lead to an additional 55 trips in the AM peak and 64 during the PM peak. However, given that these would be spread out across the peak hours and across the highway network, due to accesses from both Otterfield Road and Fairfield Road, it is not considered that they would lead to any significant increase in congestion.

Notably, residents have raised particular concern over the increase in traffic the development would create along Otterfield Road. The Transport Assessment confirms that the highest increase in traffic along Otterfield Road would be during the PM peak hour when there would be an additional 41 two-way vehicle movements. However, this would be equivalent to approximately two vehicles every three minutes and, as such, is not considered to be significant enough to justify refusal.

In terms of on-street parking, it should be noted that Otterfield Surgery, which would be reprovided within the proposed facility, is currently located in Otterfield Road in close proximity to the application site and backs onto the public car park. Accordingly, there would be no additional impact on Otterfield Road in terms of traffic movements or parking from that surgery.

In terms of cycle parking the submitted documents make a clear commitment to providing this and it is indicated on the plans, although limited details are provided. The Design and Access Statement suggests that 24 cycle parking spaces would be provided. This level of provision is considered to be acceptable in the first instance, particularly given the mix of uses proposed and that peak periods for those uses are at different times of the day. Full

details of cycle parking facilities would be required by way of a condition, which would also require the cycle parking to be monitored and for additional facilities to be added should demand dictate.

7.11 Urban design, access and security

- Urban Design

This issue has been partly discussed in part 7.07 of the report.

Given the awkward shape of the site, it is considered that the layout makes best use of the space available, with the larger, busier and more publicly accessible part of the development located towards the front (south) of the site, fronting the car park and town centre, and the more low-key residential element located towards the rear.

It is recognised that the application site is located towards the edge of the town centre, close to a predominantly two-storey residential area. However, given the mix of development types in the locality, including the three storey retail buildings and taller Yiewlsey Methodist Church tower at the opposite side of the car park, along Fairfield Road, and that it would nevertheless be approximately 40m from the nearest residential property, it is not considered that the scale, mass or height of the building would be unacceptable in this location.

The proposed health centre and gym would be of a functional modern design, appropriate to its use as a public building. The use of large areas of glazing to the entrance at ground floor level, provision of a suspended canopy and use of aluminium louvres above, clearly identifies the main public facade of the building and creates a focal point of the main entrance. The use of large windows, brickwork and cladding would add some variation to the elevations. Large areas of roof plant would be screened behind aluminium louvres.

Notably, the Council's Urban Design Officer has raised no objections to the proposals, subject to suggestions that some vertical brickwork detail is added to the western elevation to help add some visual interest to the large facade, and that parapets are added to the flat roof to help screen the proposed photovoltaic panels.

The plans provided indicate that a parapet would be provided to the flat roofed elements and the applicant has verbally confirmed that this is in fact the case. Details relating to materials can be dealt with by way of condition should planning permission be granted.

- Security

The applicant's Design and Access Statement confirms that following pre-application discussions with the Metropolitan Police Crime Prevention Design Advisor, a number of security measures have been incorporated into the scheme, including securing the perimeter with 1.8m high fencing, lighting of common areas, secure cycle storage, etc. Should approval be granted a condition would be attached to ensure that the development meets the Metropolitan Police's 'Secured by Design' criteria.

7.12 Disabled access

The applicant's Design and Access Statement confirms that the development would fully comply with the requirements of BS 8300:2009: +A1:2010 and Part M of the Building Regulations.

Pre-application discussions have taken place with the Council's Access Officer and the applicant has confirmed that relevant recommendations have been taken on board. Notwithstanding this, the Council's Access Officer has advised that amended plans should be provided to show that the 'changing places' facility within the health centre and the

bathrooms within the supported living units full comply with the relevant standards. It is considered that these issues could easily be resolved through some minor reconfiguration of the internal floorplans and that they could therefore be dealt with by way of condition should approval be granted.

Notably, the Access Officer has also advised that a condition should be attached to ensure that at least one of the lifts within the health centre would be available for use during a fire. A condition to this effect would be attached if planning permission is approved.

7.13 Provision of affordable & special needs housing

All units proposed would be dedicated to supported living for those with learning difficulties. The legal agreement would ensure no change of use away from affordable housing could happen in the future.

7.14 Trees, landscaping and Ecology

The site has been cleared and there are no trees or landscape features of merit present. The development will be of a fairly high density, which reflects its town centre location, and therefore there is relatively limited scope for significant planting in and around the site. Nevertheless, it is considered that there may be scope to enhance planting to provide additional screening along some of the boundaries and the provision of soft landscaped amenity areas and green roofs will help to soften the visual impact of the development.

Notably, the Council's Trees/Landscape Officer has raised no objections subject to conditions requiring the submission of a detailed landscaping plan. It has been noted however, that there is limited space between the existing footpath along the edge of the recreation ground and the ground and first floor windows of the proposed development. It is considered that with careful consideration given to boundary treatment along this boundary sufficient screening could be provided whilst ensuring enough light is still received by the west facing rooms.

7.15 Sustainable waste management

The plans indicate that refuse storage facilities for the supported housing will be provided adjacent to the building's south west elevation. It is unclear where refuse facilities for the proposed gym and health centre would be provided. Accordingly, full details of the refuse facilities would be required by way of condition should approval be granted.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 40% target reduction in carbon dioxide emissions will be achieved, where feasible.

In accordance with this policy the applicant has submitted an Energy Statement, a BREEAM 2011 Pre-Assessment Report and a Code for Sustainable Homes Pre-Assessment Report to demonstrate how the London Plan objectives will be met.

The reports conclude that the development will achieve a BREEAM rating of 'Excellent' and that the residential element will achieve Level 4 of the Code for Sustainable Homes.

Furthermore, in addition to energy efficient building measures such as ensuring the building is well insulated, use of under floor heating, energy efficient lighting, etc, photovoltaic panels would be provided on the roofs of the buildings to provide a portion of the site's energy needs through the use of renewable energy. Notably, green roofs would also be provided on parts of the buildings, which would help to improve their energy

efficiency.

Notwithstanding the above proposed measures, only a 28% reduction in carbon dioxide emissions above Part L of the Building Regulations would be provided. As such the applicant is proposing to offset the requirement to provide a 40% carbon reduction through providing reductions in CO2 emissions off site at other Council owned buildings or facilities. The Council's Sustainability Officer has raised no objections to this approach subject to conditions and the requirement that the off site energy contribution is secured via a S106 agreement.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. In accordance with this requirements a Sustainable Drainage System would be provided. The Council's Flood Water Management Officer has confirmed that the scheme meets national standards for design as surface water is restricted to reduce the run off from the site and, therefore no objections are raised subject to a condition, which seeks further information on the detailed design.

7.18 Noise or Air Quality Issues

Noise:

It is not considered that the residential element of the scheme would give rise to unreasonable levels of noise.

The general opening hours for the health centre are between 8am and 6pm on weekdays only and this is considered to be totally acceptable in this location. Given its town centre location, it is not considered that it would give rise to such an increase in activity or traffic movements over the previous use of the site that this would give rise to any unacceptable levels of noise and disturbance during these reasonable hours. Notably no objections have been raised by officers in the Council's Environmental Protection Unit in this regard.

With regard to the proposed gym, the applicant has advised that this would be open between 6am and 10pm on weekdays and 7am to 6pm on weekends and bank/public holidays. Whilst it is acknowledged that the facility would open long hours, given its location within the town centre this is considered be acceptable. Furthermore, it should be noted that the gym, which previously operated from the premises before it was demolished, opened during these hours. As such, it is considered that it would be unreasonable to further restrict its hours. Notably, should noise from the gym become a nuisance in the future this could be dealt with through Environmental Health related legislation in any case.

It is not considered that the proposed development would give rise to significant noise levels which would be of such detriment to residential amenity that refusal could be justified. No objections have been raised by officers in the Council's Environmental Protection Unit subject to suitable conditions.

Air Quality:

The site falls within an Air Quality Management Area. Nevertheless, it is not considered that the proposed development would lead to such an increase in traffic to the site that it would have any significant impact on local air quality. Notably, officers in the Council's Environmental Protection Unit have raised no objections in this regard subject to

conditions.

7.19 Comments on Public Consultations

Points (i) to (iv) raise concerns over consultation. Part 6 of the report confirms a wide consultation was carried out. The level of consultation exceeds statutory guidelines. A 21 day consultation must be undertaken as soon as an application is registered and cannot be delayed for holiday periods. The plans can be viewed at the Civic Centre and discussed with a duty officer throughout the week. Appointments are encouraged to reduce waiting times and to ensure a member of staff is available to assist if required. Hard copies of the plans can be made available for viewing at the Civic Centre on request for major applications.

Point (v) suggests that some of the documents would not download. Officers have been unable to identify any problems with any of the online documents. Notably, this issue was only raised once.

Point (vi) raises concerns over the lack of consultation and community engagement prior to submission. Any pre-application consultation carried out by the applicant is voluntary and outside the Local Planning Authority's control.

Points (vii) to (x) suggest the application forms have been incorrectly filled in, omit information, use obscure terminology and have not been signed. Sufficient information was provided to enable validation of the application. Additional information, essential to the determination of the scheme, is sought throughout the application process. The Council has no control over the terminology used in the forms, which are used nationally. Signed Cabinet Member authorisation has been provided which is regarded to be equivalent to the signing of the application forms.

Point (xii) suggests the description should give specific mention to the proposed cafe. The description seeks to provide a clear and concise summary of the development proposals, not to list every detail of the application. The cafe is clearly shown on the plans and would be ancillary to the gym. Accordingly, the description is considered to be adequate.

Point (xiv) suggests that there are covenants on the land which restrict development. This is a legal matter rather than a material planning consideration.

Points (xv), (xviii), (xix), (xx), (xxi), (xxiii), (xxiv), (xxv) and (xxxviii) raise concerns over parking, traffic and congestion. These have been addressed in the report.

Point (xvi) suggests that the need for refuse vehicles to reverse over a pedestrian crossing is dangerous. A condition requiring submission of a delivery and service plan would be attached to ensure that the risk to pedestrian safety is minimised. It is not considered that refusal could be justified on these grounds.

Point (xvii) suggests the Transport Assessment wrongly refers to the location of the nearest Underground and train stations. This is not sufficient reason to make the application invalid or to justify refusal. Officers are aware of the location of the nearest public transport links.

Point (xxvi) suggests that the parking provision fails to comply with Building Regulations. Separate Building Regulations approval will be needed should planning permission be granted.

Points (xxvii), (xxviii) and (xxix) raise concerns over impact on residential amenity and points (xxxix) and (xlili) raise concerns over the visual impact of the proposed development. These issues are addressed in the report.

Point (xxx) questions what supported housing is and who it's for and points (xxxi) to (xxxvi) and (lii) question the principle of the development. These issues are addressed in the report.

Point (xxxvii) suggests that residents have not been informed of a change of use application for the site. As the current application seeks the redevelopment of the site no separate change of use application is required.

Point (xl) suggests the proposal is an overdevelopment of the site. The development complies with London Plan density guidelines.

Point (xli) raises concerns over the opening of gates across a public footpath. Full details of boundary treatment would be required by way of condition should approval be granted. Refusal cannot be justified on these grounds.

Point (xliv) suggests access to the existing lower footpath would be blocked and that the provision of steps between the upper and lower footpaths would be pointless. The plans indicate that the footpath would remain open to the public. No steps are shown on the plans.

Point (xlv) suggests that the proposal fails to comply with disabled design requirements. This issue is addressed in the report.

Point (xlv) suggests insufficient amenity space would be provided and that the green roofs should not be counted towards this. The amenity space proposed complies with current guidelines. The green roofs are proposed to meet sustainability criteria and would not be used to provide amenity space.

Point (xlvi) states that the plans are of a poor architectural quality and poor quality materials will be used. The plans are of sufficient quality to determine the scheme. A condition would be attached, should approval be granted, requiring further details relating to materials.

Point (xlvii) raises concern over the impact of the development on boundary walls. An informative relating to the Party Wall Act would be attached should approval be granted.

Point (xlviii) raises concerns over the impact of the development on property values. This is not a material planning consideration.

Points (xlix) and (li) raises concerns over noise, disturbance and pollution during and after construction. Environmental health legislation must be complied with during construction. Conditions would be attached to minimise the impact of the development on residential amenity once occupied.

Point (l) raises concerns over the impact of the development on off-site trees. The Council's Trees/Landscape Officer has raised no objections in this regard.

Point (liii) raises concerns over subsidence. This is a Building Control and not a planning matter.

Point (liv) suggests that if approved compensation should be paid to nearby properties. This is not a material planning consideration and refusal cannot be justified on these grounds.

Point (lv) raises concern over the increased pressure the development could have on local services. The proposed development would be likely to ease pressure on some local services. Relevant planning obligations would be sought, in accordance with the Council's Supplementary Planning Document, to help ease pressure, associated with the development, on other local services.

Point (lvi) questions what 'associated accommodation' and 'ancillary development' means. The plans and supporting documents give full details of the proposals.

Point (lvii) states that some of the documents incorrectly refer to the PCT (Primary Care Trust), which has now been replaced by the CCG. This is noted. Refusal cannot be justified on these grounds.

The comments raised by the Yiewsley and West Drayton Town Centre Action Group have been addressed in the report and above.

The comments raised in the second round of consultation all relate to highway issues which have been addressed in the report.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

In this instance planning obligations relating to construction training, employment, air quality and libraries are required in addition to highways works, energy and project management and monitoring.

Whilst the health centre and supported housing units are exempt, the proposed gym represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £29,505.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

Contamination:

No information has been submitted with regard to land contamination, which it is considered could be present. Accordingly, ground investigation information is required. Officer's in the Council's Environmental Protection Unit have advised that no objections are raised on grounds of contamination subject to conditions requiring investigation and details of remediation measures if required.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

No objections are raised to the principle of the development in this location.

The development complies with relevant guidelines relating to residential density, internal and external living space and it is considered that it would provide a satisfactory living environment for future occupiers.

The size, scale, height and design of all elements of the proposed development is considered to be acceptable and, furthermore, it would not result in such a detrimental impact on the amenity of the occupants of the nearest residential properties that refusal could be justified.

Sufficient parking facilities would be provided and it is not considered that the development would lead to such a significant increase in parking demand or trip generation that refusal could be justified.

The development is considered to comply with relevant national, London Plan and Local Plan policies and, accordingly, approval is recommended.

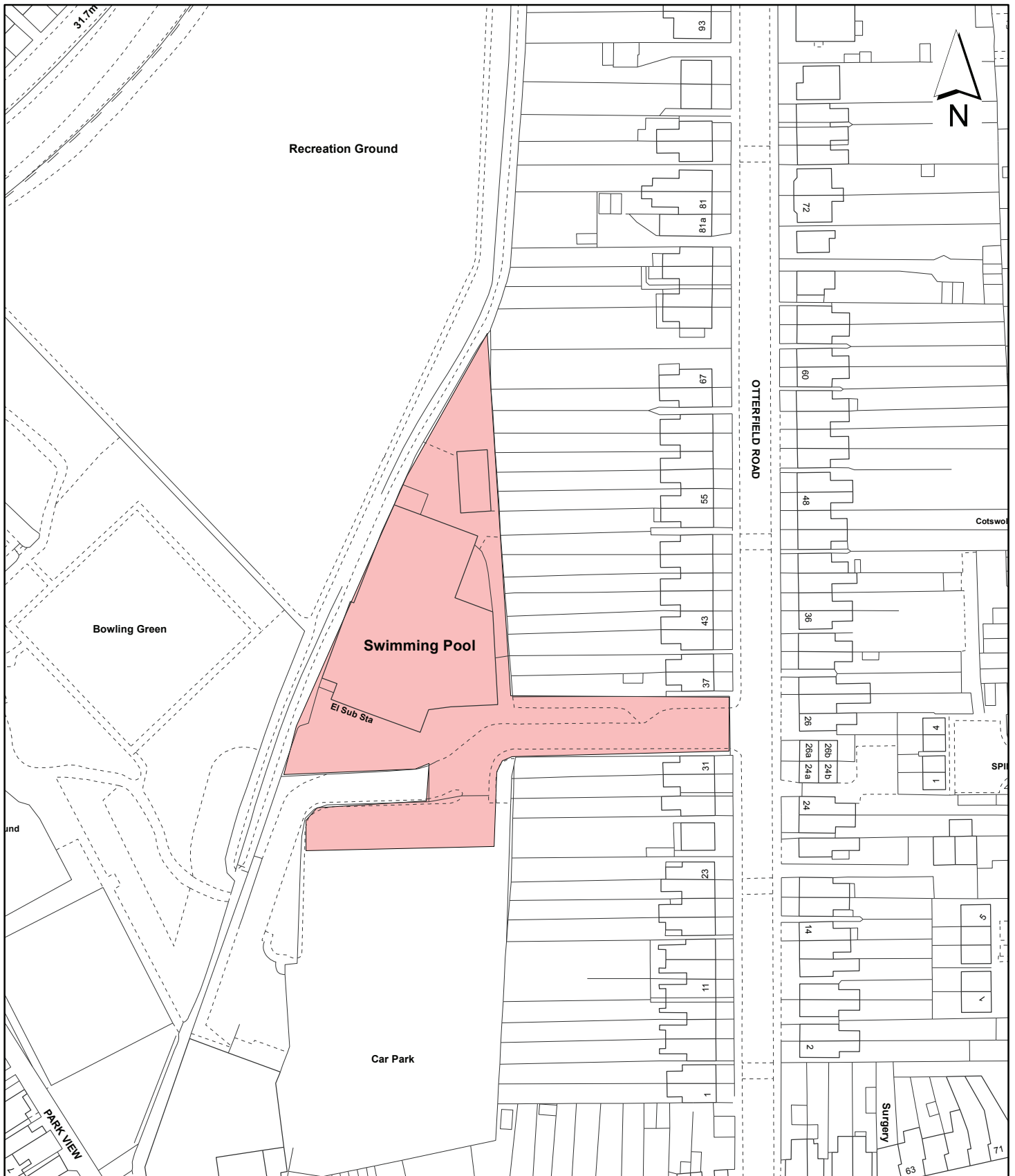
11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2011
National Planning Policy Framework (NPPF)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Land Contamination

Council's Supplementary Planning Document - Air Quality
Council's Supplementary Planning Document - Noise
Council's Supplementary Planning Document - Planning Obligations
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Council's Supplementary Planning Document: Residential Layouts

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| <p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p> | <p>Site Address</p> <p>Former Yiewsley Pool Site & Part of Fairfield Car Park Otterfield Road Yiewsley</p> | | <p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> <p> HILLINGDON LONDON</p> |
| | <p>Planning Application Ref:</p> <p>18344/APP/2013/3564</p> | <p>Scale</p> <p>1:1,250</p> | |
| | <p>Planning Committee</p> <p>Major Application</p> | <p>Date</p> <p>March 2014</p> | |