

Report of the Head of Planning, Sport and Green Spaces

Address FORMER RAF EASTCOTE LIME GROVE RUISLIP

Development: Section 73 Amendment Application to vary the internal layout of the Community Centre, to retain pillars and subdivide the approved open plan layout (varying condition 11 of permission ref: 10189/APP/2007/3383 which approved the re-development of the former RAF Eastcote site).

LBH Ref Nos: 10189/APP/2014/1842

Drawing Nos: 789006/01
letter dated 18/10/2007
letter dated 28 May 2014
5585-WIM-WL-LOC100-PRELIM-17 06 14
5585-WIM-WL-M-P1 H - 13 05 2014

Date Plans Received: 28/05/2014 **Date(s) of Amendment(s):** 27/06/2014
Date Application Valid: 02/06/2014 28/05/2014

1. SUMMARY

This is a section 73 application which seeks to vary condition 11 of outline planning permission ref: 10189/APP/2007/3383, relating to the provision of a community facility on the former RAF Eastcote site.

The community facility with a gross floorspace of 188m² was approved as an open plan space. However, the facility has been built with 9 columns that subdivide the space. The application therefore seeks to retain the the community facility 'as built' with columns, which would allow for the space to be opened up with sliding folding partitions.

3 letters, together with a petition bearing 29 signatures have been received objecting to the proposal.

Objections are raised proposed amendment to retain the community facility as built, as it is not considered fit for purpose. The as built facility (with columns) would limit the choice of end user and severley curtail the intended multi functional use of the space, which was approved as open plan. As such, the amendment to vary condition 11 of the outline consent cannot be supported.

Refusal is recommended accordingly.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The as built facility (with columns) would limit the choice of end user and severley curtail the intended multi functional use of the space, which was approved as open plan. The proposed facility would fail to ensure that a suitable range of uses appropriate for a small local community facility could be satisfactorily accommodated. As such the amendment to vary condition 11 of the outline consent cannot be supported and conflicts with Policies R11 and R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November

2012) and the adopted Supplementary Planning Document 'Planning Obligations.

2 NON2 Non Standard reason for refusal

The applicant has failed to secure or provide improvements of services and facilities as a consequence of demands created by the proposed development (in respect of a community building, pedestrian networks, affordable housing, public open space, children's play space and protection of trees.. The scheme therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document 'Planning Obligations.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE 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 REFUSE 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.

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
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
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
EC2	Nature conservation considerations and ecological assessments

EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
H4	Mix of housing units
H5	Dwellings suitable for large families
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
LPP 6.13	(2011) Parking
LPP 7.14	(2011) Improving air quality
LPP 7.3	(2011) Designing out crime
LPP 7.8	(2011) Heritage assets and archaeology
LPP 8.2	(2011) Planning obligations
NPPF	National Planning Policy Framework

3

In this case the Local Planning Authority has worked proactively with the applicant, involving meetings and correspondence, to try and secure a community facility that is fit for purpose.

3. CONSIDERATIONS

3.1 Site and Locality

The former RAF Eastcote site is 7.7 hectares in area and is dissected into a northern and southern area by an existing public footpath. An internal private road links the northern

and southern areas. The northern portion is 4.2 hectares and was formally used as a US Navy facility. The land in this area is undulating, and becomes lower towards the north western boundaries. The southern portion of the site is 3.5 hectares, is generally flat, and formally comprised a number of vacant buildings, previously used by the Ministry of Defence, which have now been demolished. The site has now been substantially built out for residential purposes, in accordance with outline permission (ref: 10189/APP/2004/1781) for the redevelopment of the site for residential purposes at a density of up to 50 dwellings per hectare and the subsequent reserved matters approval ref: 10189/APP/2007/3046.

The site has an average PTAL score of 1b, which is a low score within a possible range of 1 to 6. A number of trees and hedges of varying size and value surround the site boundary and the edge of the public footpath. The site is bounded to the west by Eastcote Road and on all remaining sides by residential properties. To the north the residential character is predominantly 1960/70s in style, with a large number of three storey town houses and flats, many of which have communal garage courts. To the southeast, the area has a larger number of semi-detached two storey dwellings dating to the 1930s. Highgrove Nature Reserve which is of Borough Grade II importance is situated to the south of the site, adjacent to which is Highgrove House. The northwest corner of the site lies adjacent to Eastcote Village Conservation Area, which includes a number of listed buildings.

This application relates to a ground floor community facility located in Block M, adjacent to the L.E.A.P., within the southern portion of the larger site. The consented scheme for this part of the site contains a number of 3 storey apartment blocks and 2 and 3 storey terraced dwellings.

3.2 Proposed Scheme

This S73 application seeks to vary Condition 11 of outline planning permission ref: 10189/APP/2007/3383 relating to the provision of a community facility on the former RAF Eastcote site. It should be noted that most of the site has been built out in accordance with the outline and reserved matters approvals. As such, considerations in this report are mainly limited to the proposed internal amendments to the community facility.

The community facility was approved as an open plan space. The applicant has explained that the community hall was built with 9 columns that subdivide the space, because if it had been built as per the approved plan, the necessary use of a concrete transfer slab as part of the building works would have raised the building ridge height. To avoid this raised ridge height, the engineers built the building with the internal structural columns.

Officers had previously raised concerns about this amendment. To agree a way forward, the applicant has had ongoing discussions and meetings with Council officers. The applicant has now submitted a plan which shows the community facility as built with columns, which allows for the space to be opened up with sliding folding partitions. The application therefore seeks to vary Condition 11 of permission 10189/APP/2007/3383 so that it reads:

"The community building shall be completed in accordance with approved planref: 5585/WIM.W.L/M/P1 Rev H and provide a minimum of 170m of gross floorspace falling within class D1 of the Town and Country Planning Act. The community building shall be completed prior to the occupation of the last dwelling of the development and thereafter be permanently retained on site."

The wording of the condition is proposed to be changed so that it would read as an

informative condition, as opposed to a condition which needs to be discharged. As with the approved plan, a gross floorspace of 188m² would be provided, exceeding the amount required by the relevant planning condition and the S299a agreement.

3.3 Relevant Planning History

Comment on Relevant Planning History

Outline permission (with detailed access) was granted in March 2006 (Council ref: 10189/APP/2004/1781) for the redevelopment of the site for residential purposes at a density of up to 50 no. dwellings per hectare, including affordable housing, live-work units, a community facility and open space. Condition 11 of this consent states:

"Prior to the commencement of development, details of the community facility are to be submitted to and approved in writing by the Local Planning Authority. The community facility is to comprise a minimum of 170m of gross floor space, falling within class D1 of the Town and Country Planning Act. The community facility is to serve local needs. The community facility shall be provided in accordance with the approved details prior to the occupation of the last dwelling of the development and after full consultation with local residents and relevant stakeholders, and thereafter be permanently retained on site."

In February 2008, Condition 40 of the outline permission was amended to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street (ref: 10189/APP/2007/3383). Permission 10189/APP/2007/3383 was implemented and is therefore the live permission. Condition 11 of this outline permission reads the same as Condition 11 of the original outline consent. The Decision Notice for permission 10189/APP/2007/3383 states that the reason for this condition is to specify a suitable range of uses appropriate for the small local community facility envisaged by the outline application, in compliance with Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Further, the provision of a community building (no less than 170m) is provided for by Schedule 3 of the S299a legal agreement, which was signed prior to the issuing of the original outline consent.

Reserved matters approval (ref:10189/APP/2007/3046) for the siting, design, external appearance and landscaping pursuant to the outline consent was granted in March 2008. As part of this consent, the community building floorplan 5585/WIM.W.L/M/P1 Rev B was approved which shows an open plan floor area for the community space. However, the reserved matters permission does not contain a condition relating to the approved plans, hence this S73A application is seeking to vary Condition 11 of the outline consent.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation

- PT1.H1 (2012) Housing Growth
- PT1.H2 (2012) Affordable Housing
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- 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
- 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
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE4 New development within or on the fringes of conservation areas
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC5 Retention of ecological features and creation of new habitats
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- LE4 Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water

	run-off - requirement for attenuation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
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LPP 7.3	(2011) Designing out crime
LPP 7.8	(2011) Heritage assets and archaeology
LPP 8.2	(2011) Planning obligations
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **27th June 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised under Article 13 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. Site notices were posted on the site. 540 surrounding property owners/occupiers, and local amenity groups have been consulted on this application. At the time of writing the report, 3 letters have been received objecting on the following grounds:

1. With the changes proposed by Taylor Wimpey, the building will no longer be suitable for its purpose as Community Centre. This is mere attempt to reduce costs at the expense of people who could use the centre.

2. There is already severe congestion on the site and limited parking spaces. Already other people

continue to park in spaces designated for residents. Further housing plots and constant construction have the site severely restricted in terms of road access and free greenland space.

3. Taylor Wimpey have been reapplying and changing their plans for the site continually and we were not told about any of this when we purchased our properties. If we were aware of these then would have serious reservations about moving to this site.

4. Continuous changes on the site lead to disruption of our schedules and cause a lot of disturbance. There are also not enough waste disposal units in place and further congestion on the site creates an environmental impact dilemma.

In addition, a petition bearing 29 signatures has been received objecting to the application for the following reason:

The application goes against the original commitment by the developer to create a fully functional community centre.

Desired outcome: That the community facility be built as originally envisaged, without pillars.

GLREATER LONDON AUTHORITY (GLA)

Since the original outline planning permission was approved prior to April 2008, the application is not referable to the Mayor.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of residential development on this site has already been established by virtue of the outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approvals. As such, no objections are raised in principle to the principle of residential development on this site.

It is considered that this application to vary the outline approval to provide a modified community facility would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to flooding and contamination, ecology, waste disposal and archaeology.

The applicant has argued that there are no provisions in the S299a agreement which require the community hall space to be open plan. In addition, Policy R17 specified in the reason for the condition simply requires community facilities through planning obligations. There is no planning policy requirement for the community hall to be open plan, nor is this required by the condition. The applicant further argues that if the community hall space had been built out in accordance with the approved plans, the condition does not prevent subsequent sub-division, or internal changes to the hall. Such internal works would not require planning permission.

Notwithstanding the above mentioned arguments, details of the community hall were approved under the reserved matters consent ref: 10189/APP/2007/2463 as an open plan facility, which was considered acceptable by Committee at the time. Objections are raised to the proposed amendment to the community facility, as the introduction of 9 columns subdividing the hall would render the space unfit for its intended purpose. The applicant

has stated that the community space could be fitted out with sliding folding partitions which allow the space to be opened up. However, this would not deliver a flexible, functional and practical use of the space, which could be used for a variety of purposes, including a meeting hall.

It is noted that the reason for imposing this condition was to ensure a suitable range of uses appropriate for a small local community facility could be accommodated. Although no end users or operators of the space have been identified to date and no specific community use has been identified, the as built facility (with columns) would limit the choice of end user and severely curtail the intended multi functional use of the space, which was approved as open plan. As such the amendment to vary condition 11 of the outline consent cannot be supported.

7.02 Density of the proposed development

An outline planning permission has already been granted. That application considered the matter of the acceptable density of development for the site and defined this as up to 50 units a hectare. This was stipulated by way of a planning condition on the outline permission. This is a material consideration, which guided the determination of the subsequent reserved matters applications. Both reserved matters applications for the 'approved' and 'alternative' access schemes were approved for the development of 385 residential units, at an average density of 50 dwellings per hectare (dph).

This application seeks only to vary condition 11 of the outline approval, but will not materially increase the density of housing or unit mix on the wider development at the former RAF Eastcote site.

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

Saved Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities, and to make a positive contribution to the character or appearance of the conservation area. Saved Policy BE10 seeks to protect the setting of listed buildings.

There are no archaeological or historic issues associated with this application. It is not considered that the proposed changes would have a direct impact on the character of the Eastcote Village Conservation Area, which is located some distance away to the north of the site, in compliance with Saved Policy BE4 of the Hillingdon Unitary Development Plan.

7.04 Airport safeguarding

There are no airport safeguarding issues related to this development.

7.05 Impact on the green belt

There are no Green Belt issues associated with this site.

7.06 Environmental Impact

Issues relating to land contamination have already been dealt with for the former RAF Eastcote site as a whole. It is not considered that the proposal would raise any further issues in this regard.

7.07 Impact on the character & appearance of the area

Saved Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Saved Policy BE19 seeks to ensure that new development within residential areas complements or improves the

amenity and character of the area. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments.

The proposed amendments relate only to the internal arrangement of the community hall. As such, there are no changes to the external appearance of Block M. The proposal would therefore not conflict with any of the above mentioned policies.

7.08 Impact on neighbours

Saved Policy BE20 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. Policy BE21 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas. Saved Policy BE24 seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours.

There are no changes to fenestration or layout. As such the proposal would not result in any adverse impacts on the amenity of neighbouring occupiers, in compliance with the above mentioned policies.

7.09 Living conditions for future occupiers

It is considered that the development as proposed would maintain an appropriate environment for future occupiers of the wider estate.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Although car parking and secure cycle parking has not been identified in the application submission, the scheme will not alter the level of car parking provision or traffic generation to the site.

7.11 Urban design, access and security

In respect of security, it is not considered that the proposal would have any significant adverse impacts in terms of security.

7.12 Disabled access

The proposals would not alter the level of accessibility achieved within the development from that previously agreed within the original grant of planning permission.

7.13 Provision of affordable & special needs housing

The proposed amendments would not affect the viability of the development and accordingly the level of affordable housing would not be affected.

7.14 Trees, Landscaping and Ecology

This application relates to internal amendments to the community facility and seeks only to vary condition 11 of the outline approval. The proposal would therefore not alter the development in terms of landscaping, trees and ecology from the scheme previously agreed within the original grant of planning permission on the wider development at the RAF Eastcote site.

7.15 Sustainable waste management

The proposal would not alter the development in terms of waste management or storage from the scheme previously agreed within the original grant of planning permission.

7.16 Renewable energy / Sustainability

The proposal would not alter the development in terms of renewable energy/sustainability from the scheme previously agreed within the original grant of planning permission.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application, and the proposal would not alter the development in terms of drainage or flood risk.

7.18 Noise or Air Quality Issues

The proposal would result in no additional impacts on noise or air quality over those considered within the original grant of planning permission.

7.19 Comments on Public Consultations

The comments in the petition are noted and are reflected in the reason for refusal.

The individual comments received do not directly relate to the community facility, but complain about continuing disruption and changes to the originally approved residential scheme.

7.20 Planning Obligations

The original Grant of planning permission secured the following planning obligations by way of a legal agreement:

A financial contribution towards nursery; primary and secondary school places in Ruislip and Eastcote; primary health care facilities; provision of a community facility; improvements in leisure, youth and cultural services; one equipped children's play space on-site; improving pitch sport facilities off-site; off site highway works; improvements to the public right of way; improvements to the London Cycle network; installation of a pedestrian crossing over Elm Avenue; protection of trees; improvements to the habitat of Highgrove Nature Reserve, including upgrading the path network; public consultation; construction management and affordable housing.

Most of the above mentioned obligations have been discharged. In terms of this S73 application, the provision of a community building (no less than 170m) is secured by Schedule 3 of the above mentioned S299a legal agreement. This should be provided prior to the occupation of the last dwelling of the development, which has not yet occurred. The applicants are therefore not in breach of this obligation at this time. Although there are no provisions in the S299A agreement which require the community hall space to be open plan, details of the community hall were approved as such, under the reserved matters consent ref: 10189/APP/2007/2463.

Notwithstanding the above, there are ongoing obligations which need to be secured in order that the development is acceptable in planning terms. This is reflected in the reasons for refusal.

7.21 Expediency of enforcement action

Condition 11 of the outline consent requires the community facility to be provided prior to the occupation of the last dwelling of the development and after full consultation with local residents and relevant stakeholders, and thereafter be permanently retained on site. Since the development is still under construction and the last dwelling has not yet been occupied, the applicants are not technically in breach of this condition. There are therefore no enforcement issues relating to the community facility at this time.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so

far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not Applicable.

10. CONCLUSION

Details of the community hall were approved under the reserved matters consent ref: 10189/APP/2007/2463 as an open plan facility, which was considered acceptable by Committee. It is considered that the introduction of 9 columns subdividing the hall would render the space unfit for its intended purpose. The community hall 'as built' would fail to deliver a flexible, functional and practical use of the space which could be utilised for a variety of purposes, including a meeting hall. The 'as built' facility (with columns) would limit the choice of end user and severely curtail the intended multi functional use of the space, which was approved as open plan. As such the application to vary condition 11 of the outline consent is not supported.

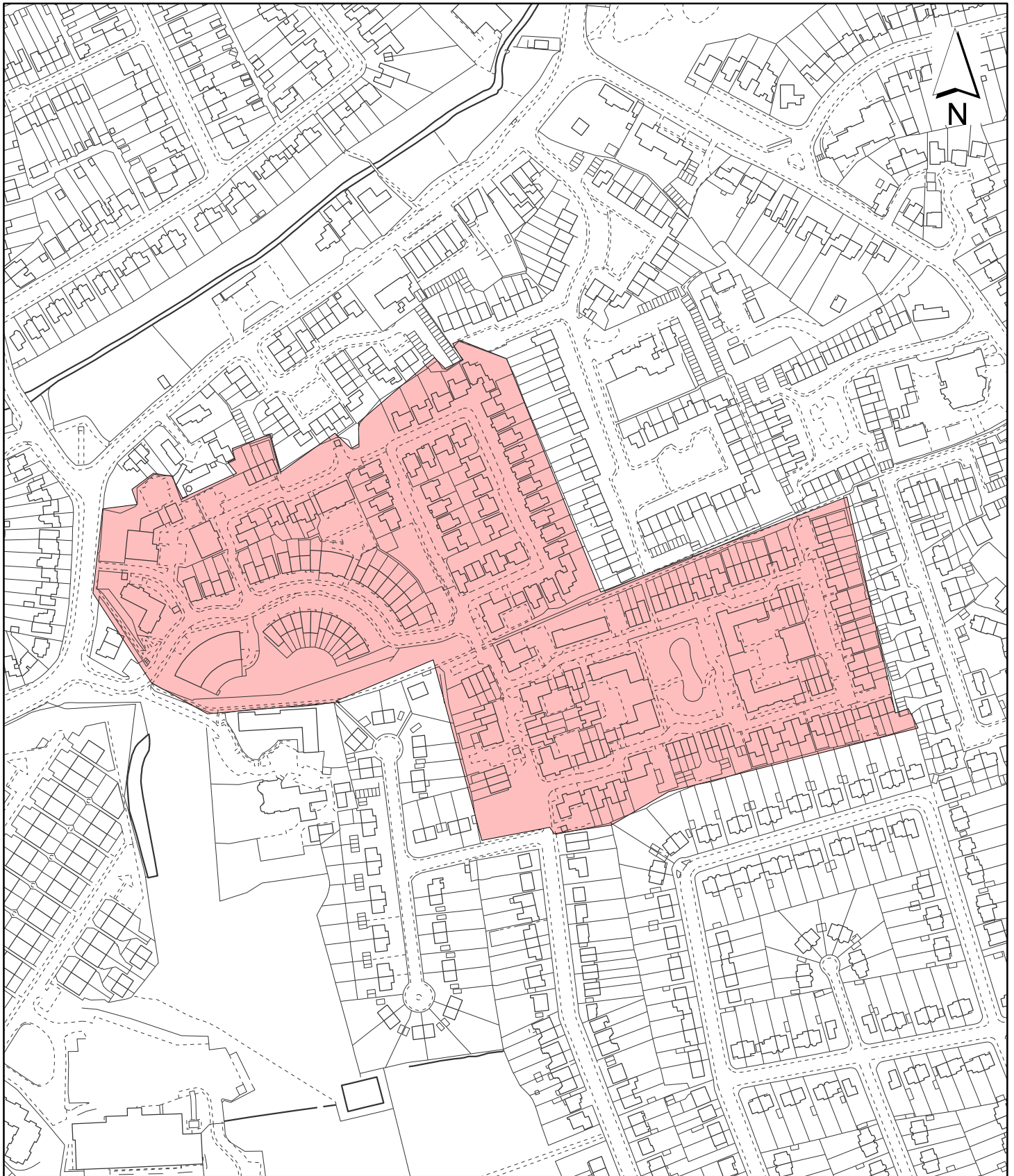
Refusal is recommended accordingly.

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 21012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2011
National Planning Policy Framework (NPPF)
Supplementary Planning Document: Accessible Hillingdon
Supplementary Planning Document: Residential Layouts
Supplementary Planning Guidance: Community Safety by Design
Supplementary Planning Document: Affordable Housing
Supplementary Planning Guidance: Planning Obligations Strategy
Letters of objection and petition against the development

Contact Officer: Karl Dafe

Telephone No: 01895 250230



<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). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Former RAF Eastcote Lime Grove Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>10189/APP/2014/1842</p>	<p>Scale</p> <p>1:3,200</p>	
	<p>Planning Committee</p> <p>Major</p>	<p>Date</p> <p>August 2014</p>	
		 <p>HILLINGDON LONDON</p>	