

Report of the Head of Planning, Sport and Green Spaces

Address COMFORT INN SHEPISTON LANE HAYES

Development: Creation of new floor above, and erection of 2 x extensions to, existing two level carpark to create 25 new hotel rooms with bridge link to main hotel involving extension to front of main building to create access staircase and installation of new canopy to main entrance

LBH Ref Nos: 382/APP/2014/1117

Drawing Nos: 003 Rev C
004 Rev B
008 Rev B
005 rev A
009
Tree
011
Transport Statement
Acoustic Report
Energy Report
010
001
002
102 rev A
103 rev A
104
006 rev A
105
3868 Rev A
007 Rev B

Date Plans Received:	31/03/2014	Date(s) of Amendment(s):	01/08/2014
Date Application Valid:	06/06/2014		31/03/2014
			29/07/2014
			13/08/2014
			21/05/2014

1. SUMMARY

The application relates to the creation 25 new hotel rooms for the Comfort Inn on Shepiston Lane. The rooms would be located within a new storey created above the existing detached two level car park building. Also proposed is a bridge link to connect the rooms/car park to the main hotel building. This would involve an extension to front of main building to create an access staircase and the installation of new canopy to the main entrance.

It is considered that the proposed development would conform with the requirements of the Hillingdon Local Plan (2012) and the London Plan (2011) subject to conditions.

The application is therefore recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Green Spaces and

Culture to grant planning permission subject to the relevant conditions set out below:

A) That following the Council's Community Infrastructure Levy coming into force, the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:

i. The prevention of the implementation of this permission alongside planning permission 382/APP/2013/1163.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before 04/09/2014, or such other date as agreed by the Head of Planning, Green Spaces and Culture, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicants submissions have not addressed the cumulative transport impacts of this development being implemented alongside the extant planning permission 382/APP/2013/1163 and no legal agreement is in place to prevent the completion of both developments. Insufficient information has been provided to demonstrate that cumulative development will not have unacceptable highways impacts or o demonstrate that it will provide adequate car parking. Accordingly, the development is contrary to Policies AM7 and AM14 of the of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed:

1 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.

2 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 3868/003 Rev C, 3868/004 Rev B, 3868/007 Rev B, 3868/008 Rev B, 3868/009 and 3868/010 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).

3 COM5 General compliance with supporting documentation

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

Design and Access Statement
Highways Mitigation (Transport Statement)
Noise Mitigation (Acoustic Report)
Energy Reduction (Energy Report)

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 contained within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 NONSC Energy Assessment

Prior to the commencement of development a detailed energy assessment shall be submitted showing how the development will reduce carbon emissions by 40% from a 2010 Building Regulations compliant development. The assessment shall clearly show:

1) the baseline energy demand (kwhr and kgCO₂) for each element of the regulated energy use (e.g. space heating, hot water and electricity) for all the relevant uses (e.g. residential, commercial etc).

2) the methods to improve the energy efficiency of the development and how this impacts on the baseline emissions and where they will be included within the development.

3) full details of the proposed air source heat pumps including the location and specification of the technology to be used, the inputs and outputs (in kwhr and associated kgCO₂) and the impacts on the baseline emissions as well. Full details of maintenance, monitoring and management shall also be included.

The development must proceed in accordance with the approved details.

REASON:

To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2.

5 NONSC Living Roofs/Walls

Prior to commencement of development a scheme for the inclusion of living walls, roofs and screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans.

REASON:

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Hillingdon Local Plan: Part Two

Saved UDP Policies (November 2012).

6 NONSC Water Reduction

Prior to the commencement of development a scheme for the reduction in water use including the harvesting and recycling of grey water and rain water shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The development must proceed in accordance with the approved scheme.

REASON:

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

7 COM9 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 which shall be covered and secure
- 2.b Covered and Secure Cycle Storage for 16 bicycles
- 2.c Means of enclosure/boundary treatments
- 2.d Hard Surfacing Materials
- 2.e External Lighting
- 2.g Other structures

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 N11 Control of plant/machinery noise

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).

9 COM29 No floodlighting

No external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON:

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

10 COM30 Contaminated Land

The applicant shall carry out a landfill gas survey in the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of the buildings for the new hotel extensions. If landfill gas is found the applicant shall install remediation measures to prevent gas ingress to the new buildings on the development site to the satisfaction of the LPA.

REASON:

The Council's records show that the development site is near to two former landfill sites. The condition is required to clarify whether or not there is any hazard due to gas migration from these nearby landfill sites to the proposed development site, and if there is a hazard to ensure any necessary gas remediation work is completed. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440.

11 NONSC Travel Plan

A full and formal Travel Plan is required to be submitted and agreed in writing by the LPA before occupation of the development. Thereafter, the Travel Plan is required to be reviewed annually to monitor and if required, update and/or amend the document to the satisfaction of the LPA, in order that its aims and objectives are achieved.

REASON:

To ensure that the proposed development is in compliance with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

12 NONSC Pedestrian Footway

The development shall not be occupied until the pedestrian footway along Arlington Court has been constructed in accordance with details first to be agreed in writing by the LPA.

REASON:

To ensure that the proposed development is in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

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.

AM14	New development and car parking standards.
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
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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
T2	Location of tourist accommodation and conference facilities
T4	Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.15	(2011) Water use and supplies (2011) Architecture

LPP 7.6

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

4 160 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues'(available at www.aoa.org.uk/publications/safeguarding.asp).

5

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

3. CONSIDERATIONS

3.1 Site and Locality

The site is located to the north of the M4 motorway with access off the eastern side from Shepiston Lane. On the opposite side of Shepiston Lane are playing fields. To the west and south of the site is the Hayes Fire Station. To the east of the site is a grassed area

and the A437 flyover. To the north, the hotel backs onto rear gardens of the two-storey semi-detached dwelling houses on Carlton Avenue.

The hotel has a separate two-storey car park to the front and is part single, part two and part three storeys in height.

The site is within a developed area as designated by the Hillingdon Local Plan (November 2012). The grassed areas to the east and west of the site are designated as Green Belt.

3.2 Proposed Scheme

The proposal relates to the extension of the existing hotel to create 25 additional rooms. These rooms would for the most part (24) be located in a new storey constructed above the hotels existing two storey carpark. The car park is at present a separate building located between the existing hotel building and Shepiston Lane, adjacent to the sites access. It is also proposed to introduce a hotel room at ground floor level to the front of the car park, directly adjacent to Shepiston Lane.

In addition to the proposed new hotel rooms it is proposed to introduce a pedestrian bridge between the existing hotel and the extended car park building. This would include an extension and alterations to the entrance to the hotel plus a new canopy. External alterations are proposed in the form of new pedestrian footpath that would run adjacent to the access road to the site next to the car park building.

3.3 Relevant Planning History

382/APP/2006/2935 The Comfort Inn Hotel, Heathrow Shepiston Lane Hayes
ERECTION OF A THREE STOREY BEDROOM WING EXTENSION TO HOTEL TO PROVIDE 54 BEDROOMS AND 15 BATHROOMS (INVOLVING DEMOLITION OF EXISTING BEDROOM WING).

Decision: 29-03-2007 Refused **Appeal:** 23-10-2007 Allowed

382/APP/2007/1806 The Comfort Inn Hotel, Heathrow Shepiston Lane Hayes
ERECTION OF A THREE STOREY EXTENSION TO HOTEL TO PROVIDE 51 BEDROOMS AND 15 BATHROOMS (INVOLVING DEMOLITION OF EXISTING 25 BEDROOM WING)

Decision: 27-09-2007 Refused

382/APP/2007/3653 The Comfort Inn Shepiston Lane Hayes
ERECTION OF A FIRST FLOOR FRONT ADDITION TO PROVIDE NEW MEETING ROOM FACILITIES, AND ERECTION OF A NEW ENTRANCE LOBBY WITH NEW REVOLVING DOOR (INVOLVING DEMOLITION OF EXISTING REVOLVING DOOR)

Decision: 03-12-2008 Approved

382/APP/2010/1404 The Comfort Inn Hotel, Heathrow Shepiston Lane Hayes
Erection of a three storey bedroom wing extension to hotel to provide 54 bedrooms and 15 bathrooms, involving demolition of existing bedroom wing (Application to replace extant appeal decision ref: APP/R5510/A/07/2047304 dated 23/10/2007.)

Decision: 14-09-2010 Approved

382/APP/2013/1163 The Comfort Inn Hotel, Heathrow Shepiston Lane Hayes

Application for new planning permission to replace extant planning permission dated 14th September 2010, reference 382/APP/2010/1404 for Erection of a three storey bedroom wing extension to hotel to provide 54 bedrooms and 15 bathrooms, involving demolition of existing bedroom wing (Application to replace extant appeal decision ref: APP/R5510/A/07/2047304 dated 23/10/2007.)

Decision: 20-11-2013 Approved

Comment on Relevant Planning History

There have been a number of previous applications at the site including an application to create additional hotel rooms above an existing wing to the north of the hotel. This application was allowed at appeal (ref.APP/R5510/A/07/2047304 dated 23/10/2007). Applications were submitted in 2010 (ref.382/APP/2010/1404) and 2013 (ref. 382/APP/2013/1163) to extend the time limit for the approved hotel extension. The consent expires on 05 September 2016.

4. Planning Policies and Standards

No additional policies.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

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

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

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.

LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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
T2	Location of tourist accommodation and conference facilities
T4	Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.15	(2011) Water use and supplies
LPP 7.6	(2011) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The proposal was advertised as a major application, site notices were posted adjacent to the development site and 34 Neighbouring properties plus the London Fire and Emergency Planning Authority were consulted on the 09/06/14. By the end of the consultation period no comments or letter of objection had been received.

HEATHROW SAFEGUARDING:

We have now assessed the application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development. However, we would like to make the following observation:

Cranes - Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues'.

Internal Consultees

SUSTAINABILITY OFFICER:

The submitted energy strategy is broadly acceptable and outlines the methods by which the development can achieve a 40% reduction in CO2 in line with London Plan Policy 5.2. The strategy does not contain sufficient details for the Council to properly understand the final design. For example, the energy solutions relies on air source heat pumps but there is limited information on the size, quantity, specification, or location. More information will be needed at design stage and through the discharge of the following condition:

Prior to the commencement of development a detailed energy assessment shall be submitted

showing how the development will reduce carbon emissions by 40% from a 2010 Building Regulations compliant development. The assessment shall clearly show:

- 1) the baseline energy demand (kwhr and kgCO₂) for each element of the regulated energy use (e.g. space heating, hot water and electricity) for all the relevant uses (e.g. residential, commercial etc).
- 2) the methods to improve the energy efficiency of the development and how this impacts on the baseline emissions and where they will be included within the development.
- 3) full details of the proposed air source heat pumps including the location and specification of the technology to be used, the inputs and outputs (in kwhr and associated kgCO₂) and the impacts on the baseline emissions as well. Full details of maintenance, monitoring and management shall also be included.

The development must proceed in accordance with the approved details.

Reason - To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2.

Living Walls and Roofs

The development is within an air quality management area and needs to improve opportunities for wildlife. Living walls and roofs can improve air quality, operate as carbon sinks and also be of importance for nature conservation. The following condition is therefore necessary:

Prior to commencement of development a scheme for the inclusion of living walls, roofs and screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans.

Reason - To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Local Plan.

Water Efficiency

The Council is in a severely water stressed area and is therefore mindful of the additional burdens placed on water consumption by new development. The proposed development will increase the water demand significantly and the following condition is therefore necessary:

Prior to the commencement of development a scheme for the reduction in water use including the harvesting and recycling of grey water and rain water shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The development must proceed in accordance with the approved scheme.

Reason - To ensure the development reduces the pressure on potable water in accordance with Policy 5.15 of the London Plan.

TREES AND LANDSCAPING:

The site is occupied by a hotel situated to the east of Shepiston Lane and north of the M40. The main complex, including the entrance foyer and accommodation, is set back within the site and is partly set behind the fire station. It is accessed via Arlington Crescent to the south of which is a two-storey car park which has a narrow green frontage onto Shepiston Lane.

The strip of land to the south of the complex is designated Green Belt, as are the larger tracts of open space to the east of the site and Sam Philips Park, on the west side of Shepiston Lane. There are a number of trees on, and close to, the site, along the southern boundary some of which are protected by Tree Preservation Order No. 590. TPO No. 25 once protected elm trees on the site. However, these trees no longer exist and are likely to have been affected by Dutch Elm Disease - or the effects of previous phases of development on the site.

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.

Saved policies OL1-OL5 seek to protect the visual amenity of the Green Belt, expect comprehensive landscape improvements and prevent conspicuous development which might harm the visual amenity of the Green Belt by reason of siting, materials or design.

- The Existing Site Plan indicates vaguely the existing vegetation on the small area of green on the Shepiston Lane frontage, and the southern verge alongside the access road. Although no tree/vegetation survey, the existing planting is poor and has little beneficial affect on the site or its approaches. It is implicit that these thin areas of soft landscape will be removed to facilitate the proposed development above the car park.
- The Design & Access Statement is weak and does not address the issues (including Landscape) recommended in government and CABE guidance.
- There is no objection to the loss of this vegetation, particularly in the light of Morrison drawing No. 005 Rev A Bedroom Layout Plan which shows indicative new planting to both of these areas.
- However, the acceptability of the proposal will depend on the quality of the landscape design and implementation, supported by ongoing maintenance.
- The bridge connection to the main complex will be set well back within the site and should not be visible from the public realm.
- It is not clear how the front elevation of the car park / new accommodation block will impact on the Shepiston Lane frontage - or the adjacent Green Belt land?
- Finally, 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.

Reccomendations:

No objection subject to the above observations and COM9 (parts 1,2,4,5 and 6).

ENVIRONMENTAL PROTECTION UNIT:

The noise report does not include details of what is actually going to be installed it only sets levels for the plant to meet but does not show how it will be met. It also uses a 15 minute time period for measurements at night this should be 5 minute. I would therefore recommend that the following condition is attached.

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 Unitary Development Plan.

Lighting

No external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

Reason - To safeguard the amenity of neighbouring properties in relation to light pollution accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Nearby landfills are adjacent and south of the M4 motorway. There are generally filled with inert wastes by 'Henry Streeter Sand and Gravel Ltd' particularly the nearest site at St Peters Way. The Harlington High Street site has more mixed waste but again probably has more construction site waste. the following condition is therefore recommended

Gas Condition

The applicant shall carry out a landfill gas survey in the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of the buildings for the new hotel extensions. If landfill gas is found the applicant shall install remediation measures to prevent gas ingress to the new buildings on the development site to the satisfaction of the LPA.

Reason - The Council's records show that the development site is near to two former landfill sites. The condition is required to clarify whether or not there is any hazard due to gas migration from these nearby landfill sites to the proposed development site, and if there is a hazard to ensure any necessary gas remediation work is completed. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440

Informative - Control of environmental nuisance from construction work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

HIGHWAYS OFFICER:

The development is for the construction of a new floor above the existing 2 storey car park to provide 24 additional hotel bedrooms and an elevated walkway that will be linked to the main building within the site. Once constructed, the development will provide a total of 208 bedrooms within the existing hotel.

There are no proposals to provide additional car parking within the site and the existing car parking provision of 139 spaces will be retained for the use of staff and visitors. In addition, 16 cycle parking spaces will be provided and a pedestrian footpath will be constructed along the southern side of Arlington Court, which will provide a dedicated pedestrian link from Shepiston Lane.

From assessment of the development, it is noted that the Transport Statement (TS) submitted in support of the proposals has reviewed the existing car parking provision within the site by undertaking a parking survey. This has demonstrated that there is available parking within the site and the existing car parking provision would be acceptable to serve the development, with no additional car parking required.

In addition, the TS has undertaken a capacity assessment of the junction of Shepiston Lane and Arlington Court (site access). This has identified that the increase in vehicle trips associated with the proposals would be low and would not have a material impact at the junction or along the adjacent highway network.

Finally, a Framework Travel Plan has been submitted in support of the proposals, which has identified a number of measures that could be employed to promote the use of sustainable modes of travel to and from the site, including by walking, cycling and public transport.

As a result, it is considered that the development will not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised in relation to the proposals, subject to conditions.

Conditions/S106:

A full and formal Travel Plan is required to be submitted and agreed in writing by the LPA before occupation of the development. Thereafter, the Travel Plan is required to be reviewed annually to monitor and if required, update and/or amend the document to the satisfaction of the LPA, in order that its aims and objectives are achieved.

The development shall not be occupied until the pedestrian footway along Arlington Court has been constructed in accordance with details first to be agreed in writing by the LPA.

ACCESS OFFICER:

No objection. Following the submission of revised plans and a revised Design and Access Statement, the proposals are acceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of an extension to the existing hotel is considered acceptable as it has been established under the previously approved planning consent and appeal decision. There has been no change to adopted planning policy which is considered to impact on the appropriateness of the development in principle.

7.02 Density of the proposed development

The application relates to the extension of an existing hotel and therefore residential density is not pertinent to the consideration of this application.

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

The application site does not lie within proximity to any Listed Buildings, Conservation Areas or Areas of Special Local Character.

7.04 Airport safeguarding

Heathrow Airport Safeguarding have reviewed the proposal and raised no objections to the development.

7.05 Impact on the green belt

The application site is directly adjacent to the end of a strip of green belt that is located on the opposite side of Shepiston Lane. It is considered that the proposed development will have no impact on the openness of the green belt and when viewed from within the green belt would appear against the backdrop of the existing car park and built form of the hotel buildings.

7.07 Impact on the character & appearance of the area

The proposed extension will be visible from the street scene of Shepiston Lane, however the existing car park building adds little of architectural merit to the area. The proposed building has a large glazed portion to the front and sections of render. These details are considered to create an acceptable elevation in this location which is deemed an improvement on the appearance of the existing functional car park building. The proposed development is therefore deemed to accord with policy BE13 of the Hillingdon Local Plan (November 2012) and Policy 7.6 of the London Plan (July 2011).

7.08 Impact on neighbours

There is a two storey residential block, Elm View House, located to the north of the existing car park building on the opposite site of the shared access road. This building is located approx. 11.8m from the proposed development site. Whilst the access to the building is to the south within the facade which faces the development, this elevation does not appear to include any main habitable windows. In addition the design of the proposed hotel extension utilises light wells for proposed hotel bedroom windows to overlook, as opposed to overlooking the adjacent properties. The Council's Environmental Protection Unit have suggested a number of conditions to protect residential amenity which are attached. As such the proposed development is considered to accord with policies BE24, OE1 and OE3 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

The proposal is for the erection of a new wing to an existing hotel and accordingly the living conditions of future residential occupiers is not considered relevant to the application. However, it is considered that an appropriate environment would be achieved to cater for hotel visitors.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

It is noted that there is an extant planning permission at the site for the provision of 29 additional bedrooms at the existing hotel. However, it is understood that this will not be implemented if planning consent is granted for the current proposals and the highway and transportation assessment has therefore, been made on that basis. Nevertheless, it is necessary to ensure that the applicant does not to implement the extant planning permission and the current proposals together (should planning permission be granted), without first undertaken a formal transport assessment of the combined development.

The application included a Transport Statement submitted in support of the proposals that included details of the existing car parking provision within the site. The Transport Statement demonstrates that there is available parking within the site and the existing car parking provision would be acceptable to serve the development, with no additional car parking required.

In addition, the Transport Statement has undertaken a capacity assessment of the junction of Shepiston Lane and Arlington Court (site access). This has identified that the increase in vehicle trips associated with the proposals would be low and would not have a material impact at the junction or along the adjacent highway network.

Finally, a Framework Travel Plan has been submitted in support of the proposals, which has identified a number of measures that could be employed to promote the use of sustainable modes of travel to and from the site, including by walking, cycling and public transport.

The Council's Highways Officer has reviewed the application and raised no objection to the proposals. As a result, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan (November 2012) subject to appropriate conditions.

7.11 Urban design, access and security

Issues of design are addressed within the 'Impact on the character & appearance of the area' section of this report.

Issues relating to access are addressed within the 'Disabled Access' section of this report.

7.12 Disabled access

The Council's Access Officer reviewed the proposals and raised a number of concerns with the application as originally submitted. These comments were passed on to the applicant and amendments were made to the proposal. Having reviewed the amended plans the Council's Access Officer has stated there are no objections to the proposal on access grounds.

7.13 Provision of affordable & special needs housing

The proposal is for the erection of a new wing to an existing hotel, accordingly consideration of matters relating to affordable or special needs housing is not applicable.

7.14 Trees, landscaping and Ecology

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.

Saved policies OL1-OL5 seek to protect the visual amenity of the Green Belt and prevent conspicuous development which might harm the visual amenity of the Green Belt by reason of siting, materials or design. The Council's Trees and Landscape Officer has reviewed the proposal and stated that the existing planting is poor and has little beneficial affect on the site or its approaches. They have raised no objection to the loss of this vegetation or the application subject to landscape conditions being imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

The proposed development is therefore considered to accord with Policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

The proposed extension would be serviced by the existing hotels refuse and recycling facilities. The existing facilities were considered adequate to meet the demand of the additional 25 rooms under the allowed appeal decision and subsequent approval and it is not considered that there have been any amendments to adopted policy would alter this conclusion.

7.16 Renewable energy / Sustainability

The Council's Sustainability officer has raised no objection to the proposal subject to the attachment of appropriate conditions relating to the submitted energy strategy, living walls/roofs and water efficiency in line with London Plan Policies 5.2, 5.11 and 5.15.

7.17 Flooding or Drainage Issues

The site is not located within an area at risk of flooding and therefore no flooding or drainage issues are relevant to this application.

7.18 Noise or Air Quality Issues

The development is within an air quality management area. Living walls and roofs can improve air quality, operate as carbon sinks and also be of importance for nature conservation. The Council's Sustainability Officer has raised no objection to the proposal subject to the attachment of an appropriate condition relating to the introduction of living walls and/or roofs.

7.19 Comments on Public Consultations

No comments or objections were received in relation to the application during the consultation process.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other issues relevant to the application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The

obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

The application relates to the creation 25 new hotel rooms for the Comfort Inn on Shepiston Lane. The rooms would be located within a new storey created above the existing detached two level carpark building. Also proposed is a bridge link to connect the rooms/carpark to the main hotel building. This would involve an extension to front of main building to create an access staircase and the installation of new canopy to the main entrance.

It is considered that, subject to conditions, the proposed development would conform with the requirements of the Hillingdon Local Plan (November 2012) and the London Plan (2011).

The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

National Planning Policy Framework.

Supplementary Planning Document 'Accessible Hillingdon'.

Supplementary Planning Document Noise.

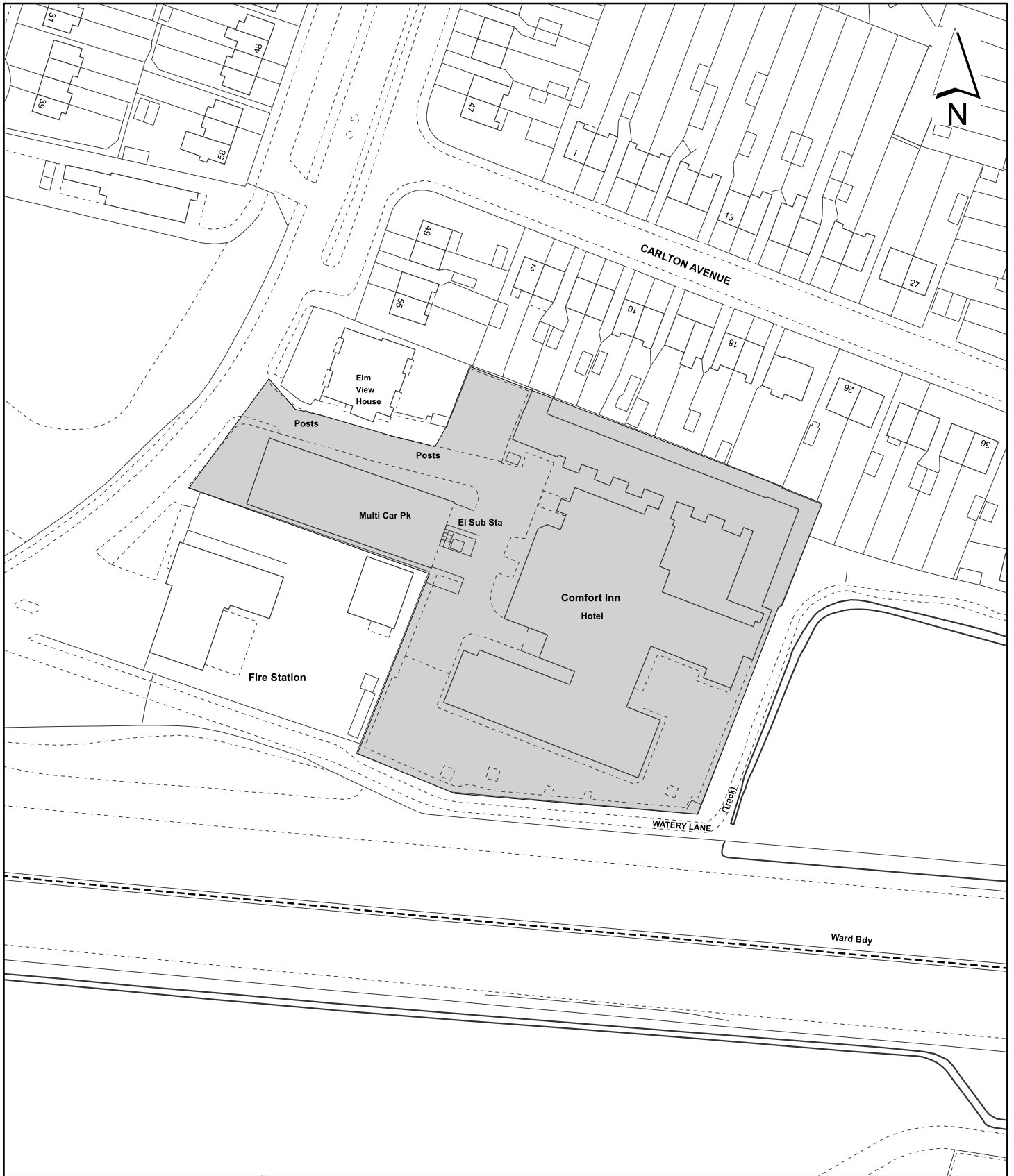
Supplementary Planning Guidance Planning Obligations.

Supplementary Planning Guidance Planning Obligations - Revised Chapter 4 Education Contributions.

The London Plan 2011.

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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). 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 align="center">Comfort Inn Shepiston Lane Hayes</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services Planning Section</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">382/APP/2014/1117</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">Major</p>	<p>Date</p> <p align="center">August 2014</p>	