



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>North Planning Committee</b>	
<b>Date:</b>	<b>27 August 2014</b>	<b>Time: 6:00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>	

## ADDENDUM SHEET

<b>Item: 5 Page: 1</b>	<b>Location: Land forming part of 147 Cornwall Road, Ruislip</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
<p>An objection was received from the Ward Councillors and is detailed below:</p> <p>'I write on behalf of all 3 Manor councillors in relation to 70023/APP/2014/1815</p> <p>We wish this to be sent to committee with a recommendation of refusal.</p> <p>Our main objections are:</p> <p>over development of a small piece of land</p> <p>loss of garden amenities - this is a form of garden grab</p> <p>development is not a continuation of a terrace but change of character of area with proposal to have two new detached dwellings.'</p>	<p>The comments are noted and the issues raised have been considered within the main report.</p>

<b>Item: 6 Page: 15</b>	<b>Location: Joel Street Farm, Joel Street, Northwood</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
<p>The Eastcote Village Conservation Area Advisory Panel's comments were not fully addressed in the Officer's Report. They are reproduced for information and the points raised addressed below:</p> <p>Joel Street Farm is a locally listed complex set within the Green Belt, Northwood Hills. This is second application for this development the previous 8856/APP/2012/767 was refused. Whilst it is apparent that discussions have taken place with Council Officers regarding the size, bulk and style of the proposed building, there are many other</p>	<p>For clarity</p>

areas that have not been addressed.

Traffic:

- A traffic assessment has been included with this application. However there are many charts and tables none of which actually apply to this site. Joel Street is a local distributor road, yet there is no survey of the volume of traffic using this road. Commonsense should prevail here and if there are 45 children at the nursery, then there are going to 45 incoming trips and 45 outgoing trips twice a day. 11.25 parking spaces will not be sufficient at peak hours. The survey freely admits that walking, public transport and cycling will only account for a very small number of trips. 10 staff will add another 20 trips making 200 overall.
- This local distributor road carries a very high volume of traffic all day, greater at rush hours, just when the nursery is being used. Right turns into and out of the site will a) block the flow of traffic heading into the town centre from the direction of Eastcote and b) traffic will back up within the site thereby blocking the entrance. Should the LPA be minded to approve this application the right turns into and out of the site should be prohibited.
- Visibility will be curtailed with the installation of 5 large Euro bins adjacent to the entrance, causing a danger to pedestrians and motorists.
- Traffic assessment 8.1 states that there has been a particular pattern of collisions in the vicinity of the site. No further information is given. These occurrences should be investigated before determination is made.
- A survey of the total number of trips including the arrival of staff and visitors for the users of all businesses on the site should be submitted. The nursery cannot be taken in isolation.
- A survey of the number of deliveries for all users of the site has not been given, nor an allowance made for parking during such deliveries.

Parking:

- There is a discrepancy between the current and previous application concerning the present layout of the site. The previous application shows three grassed areas not two. This is corroborated by the Ecology report submitted with the current application.
- The area classed as a graveled over flow car park is in fact a grass area, with a small amount of gravel at one edge.
- These three paddocks form part of the green belt and should not be turned into a parking lot. This use as a car park does not comply with the very special circumstances required for the destruction of green belt.
- Previous application, Officers report, Landscape considerations and Highways Officer, it is stated that a

*As discussed in the report, The Council's Highway Engineer advises that a Transport Statement (TS) has been submitted in support of the proposals based upon a parking accumulation survey undertaken at a similar site on Joel Street. This demonstrates that the proposed car parking provision at the site is likely to accommodate the parking demand associated with the dropping off/picking up of pupils and for staff.*

*The Highway Engineer also advises that in terms of the likely trip generation, based on the traffic surveys provided within the TS, it is considered that this would not have a material impact along the adjacent highway network. Visibility splays will be secured via a condition.*

*As discussed in the report, 13 spaces would be provided to serve the nursery and the northern access would be re-positioned slightly and widened to 4.8m to allow two-way vehicular movement.*

*The Council's Highway Engineer advises that a Transport Statement (TS) has been submitted in support of the proposals and this demonstrates that the proposed car*

road width of 6 meters is required to access parking bays. This requirement is not achieved in the area between the Polar Graphics building and the proposed car parking area.

- The current allocation of parking spaces is not given within the application. The veterinary practice will lose staff spaces, and 4 spaces is not enough for patients during surgery hours.
- Disabled parking bays have not been included. To include disabled parking bays will reduce the number of parking spaces available.

#### Landscaping:

- In the previous report the landscape officer was not convinced that the landscaping plan would work. There is nothing in this current application to change that view.
- The Ecology Report advises that any demolition of the buildings should not take place during March to August when the barn could be a nesting site for several species of birds. This should be conditioned should the LPA be minded to approve this application.
- Another recommendation is that bird boxes should be installed, also, bat bricks within the construction of the new build.

#### Floor Layout:

- The internal floor layout for the day nursery has not been submitted.
- The Health and Safety team had many reservations regarding the layout in the previous application [see officer's report].
- A full internal layout should be submitted before any determination is made.
- Suggestions were made during the pre application talks of lowering the floor in the day nursery to provide head room for a mezzanine level. This is not mentioned within the application. Is lowering of the floor part of this application or not?
- Details of the layout of the cattery are also omitted. The Health & Safety Team did not consider that the layout was satisfactory nor were there suitable facilities for the pursuance of this business in the previous application. Details should be submitted.

#### Other matters:

- The siting of 5 large Euro bins for refuse collection directly on the highway adjacent to the entrance will be detrimental to the semi rural character of the area. These bins should be screened or collection of refuse take place

*parking provision at the site is likely to accommodate the parking demand associated with the dropping off/picking up of pupils and for staff.*

*Landscaping is controlled via a condition, which will ensure a suitable and acceptable landscaping scheme is secured for the site. An Ecological Enhancement scheme is also to be secured via a condition.*

*The specific details of the internal layout are not a material planning consideration. No mezzanine is proposed.*

<p>within the grounds.</p> <ul style="list-style-type: none"> <li>· Energy saving and efficiency has not been addressed within the application. What form of renewable energy will the day nursery employ?</li> <li>· The proposed play area with a rubber matting base will cover part of the green belt grass area.</li> <li>· Currently there is an office area vacant, no parking space allowance has been made for this office.</li> </ul> <p>Although an attempt has been made to make this proposal suitable, many aspects have not been addressed. The size of the day nursery cannot be accommodated within the area allowed, without being detrimental to the Green belt and the character of the surrounding area. This proposal represents an over development of the site.</p> <p>We ask that the application be refused.</p> <p>An additional response has been received from the Eastcote Village Conservation Area Advisory Panel which has been circulated to Members. The key issue raised in this letter which is not raised above, is the impact on the green belt, which is addressed in Section 7.01 of the Officer's report.</p>	<p><i>A refuse storage area will be secured as part of the landscaping condition. Sustainability has been assessed by the Council's Sustainability Officer, who considered that the requirements would be too onerous for such an application. Covering grass with matting is not considered to impact on the Green Belt in this context. Parking has been assessed and is considered acceptable on the site</i></p>
<p>The proposed car parking provision on the site is: 13 spaces for the nursery 14 spaces split between the vets, cattery and B1 uses on the site.</p>	<p>For clarity.</p>
<p>Amend Head of Terms 1 to state: 1. Highways: A S278/S38 Agreement will need to be secured for the widening of the northern access and a Travel Plan (including staggered drop-offs, and car park management).</p>	<p>For clarity.</p>
<p>Delete Condition 5(2)(a).</p> <p>Amend Condition 5(2)(c) to state: 2.c Means of enclosure/boundary treatments (which shall not be pallisade fencing).</p>	<p>Details of refuse storage have already been provided.</p> <p>To ensure the type of fencing used is suitable for the area.</p>
<p>Amend Condition 6 to state: The premises shall not be used except between:- 07:30 and 18:30, Mondays - Fridays 09:00 and 16:00, Saturdays and at no time on Sundays, Public or Bank Holidays.</p>	<p>It is important to ensure the condition reflects actual operating hours.</p>
<p>Add the following condition: The nursery hereby permitted shall be limited to a maximum of 45 children at any one time.</p> <p>REASON In the interests of highway and pedestrian safety in</p>	<p>See reason.</p>

accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).	
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<b>Item: 8 Page: 57</b>	<b>Location: Georges Yard, Springwell Lane, Harefield</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
Delete condition 3.	Levels requirements are already included within condition 5.