

Report of the Head of Planning, Sport and Green Spaces

Address SILVERDALE HOUSE PUMP LANE HAYES

Development: Redevelopment of the site to provide 6 industrial units (Use Classes B1(c), B2 and B8) and the provision of associated landscaping, parking and service space (involving demolition of existing building).

LBH Ref Nos: 49670/APP/2014/3855

Drawing Nos: 1557-TP2-03-E - Proposed Site Plan
14.10.29 L CB Covering letter
1557-TP2-01 - Existing Site Plan
1557-TP2-02-A - Previously approved plans
1557-TP2-04 - Proposed GF
1557-TP2-05 - Proposed FF
1557-TP2-06-B - Proposed Roof Plans
1557-TP2-07-C - Front and Back Elevations
1557-TP2-08-E - Side Elevations
1557-TP2-09 - Section Comparisons 1
1557-TP2-10 - Section Comparisons 2
1557-TP2-3.1 Design and Access Statement rev B
1557-TP2-LP-01-A

Date Plans Received: 29/10/2014 **Date(s) of Amendment(s):** 16/01/2015
Date Application Valid: 13/11/2014 29/10/2014

1. SUMMARY

The application seeks planning permission for the demolition of Silverdale House and the erection of 6 industrial units providing a total 1,922qm of floorsapce. The proposed development will have a use of B1(c), B2 and B8.

18 local neighbours, businesses and local amenity groups were consulted in November 2014. No letters have been received.

It is considered that the proposed development is acceptable in principle in the Strategic Industrial Location. It is appropriately designed within the context of the industrial location and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended subject to the completion of a S106 Legal Agreement.

2. RECOMMENDATION

It is recommended that planning permission be granted subject to the following conditions:

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:

- 1557-TP2-03-E - Proposed Site Plan
- 1557-TP2-04 - Proposed GF
- 1557-TP2-05 - Proposed FF
- 1557-TP2-06-B - Proposed Roof Plans
- 1557-TP2-07-C - Front and Back Elevations
- 1557-TP2-08-E - Side Elevations
- 1557-TP2-LP-01-A

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:

Reduction in energy use and renewable technology installation [Energy and Sustainability Statement Ref: AD4437/17]

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

4 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
 - 2.b Cycle Storage (26 spaces)
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (22 spaces including 2 disabled and 5 with electric charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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)

5 COM14 No additional internal floorspace

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policy [specify] Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 COM31 Secured by Design

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

REASON

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

7 COM21 Sound insulation /mitigation

The approved building, western boundary treatment and any external plant and machinery shall be designed and installed to ensure noise levels will be at least 5dB below typical background noise levels when measured at the nearest residential receptor identified in the submitted Noise Technical Note and retained throughout the lifetime of the development.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policies OE1 and OE3 Hillingdon Local Plan: Part Two Saved UDP

Policies (November 2012)

8 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall not be used as a Data Centre within Use Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

In order to ensure the Planning Authority has sufficient control to assess the energy implications for such a use in accordance with Policy 5.2 of the London Plan and Policy EM1 Hillingdon Local Plan: Part One Strategic Policies (November 2012)

9 COM30 Contaminated Land

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

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

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

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

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

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

(iv) Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of

the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 COM22 Operating Hours

External business activity including deliveries and servicing shall not take place between the hours of 2300-0700.

REASON

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

11 NONSC Non Standard Condition

The parking layout as shown on approved drawing 1557-TP2-03-E shall be implemented prior to the occupation of the site and shall not be used for storage.

REASON

In the interests of ensuring sufficient parking on site and and visual amenity.

INFORMATIVES

1 I1 Building to Approved Drawing

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

2 I13 Asbestos Removal

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

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit

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

4 I18 **Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

5 I2 **Encroachment**

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

6 I21 **Street Naming and Numbering**

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

7 I25 **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

8 I25A **The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

9 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.

10 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).

11 I59 **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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of 0.34 hectares and forms part of Provident Industrial Estate located to the northern side of Pump Lane in Hayes. Silverdale House is located within the site and is an older building in a dilapidated condition. The lawful use of the site is Use Class B8. The remainder of the Provident Industrial Estate is located to the east of the site and consists of 7 industrial units within 3 buildings.

To the west of the site there are residential properties and a car park and to the north and south of the site other B1, B2 and B8 industrial units. A site location plan accompanies the application.

The site is situated within the wider Hayes Industrial Area, which is an area designated as an Industrial and Business Area (IBA) within Hillingdon's Unitary Development Plan (1998) and as a Strategic Industrial Location (SIL) within Hillingdon's adopted Local Plan Part 1 (2012).

3.2 Proposed Scheme

This planning application seeks full planning permission for the development of 1,922 square meters of floor space split into a further 6 individual units. The gross external area of the new units varies between 274sqm to 425sqm. The 6 units would form a terrace along the western boundary of the site replacing Silverdale House, with the front elevation facing east towards the already developed part of the site.

Access from Pump Lane which serves the existing industrial units will be retained and used for the development. A total of 22 car parking spaces are proposed including two

disabled bays.

3.3 Relevant Planning History

Comment on Relevant Planning History

In 2001 full planning permission was granted on appeal at the site, under reference APP/R5510/A/00/1050914 (council reference: 4670/APP/2000/1515), for 3 light industrial / warehouse units (use classes B1(c) / B8) with associated parking and access. Two of the units were proposed on the site of Silverdale House and the third, detached unit, was proposed to the east, alongside Unit 6. The detached unit to the east of Silverdale House was implemented and is located outside of the application site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 18th December 2014

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 18 local owner/occupiers on 25 November 2014. The application was also advertised by way of site and press notices. No comments have been received.

ENVIRONMENT AGENCY

No objection.

THAMES WATER

Waste Comments

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT:

Contaminated Land

The site investigation has identified an area of hydrocarbon impacted soil on site, although the source of the contamination has not been identified. There is also some asbestos contamination noted in a couple of areas investigated. The site investigation indicates further investigation/risk assessment will be undertaken. This additional information, which should clarify the gas/vapour risk for the site (worst case scenario appears not to have been established) with details of the remedial proposals and a watching brief needs to be submitted prior to development works commencing on site. The report recommends the foundation design take into consideration, the findings of the detailed assessment.

Further groundwater assessment may also be required. The Environment Agency should be consulted with regard to this.

It is recommended the modified standard contaminated land condition is included on any planning permission that may be given to ensure this is addressed.

Contaminated land condition

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

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

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

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

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

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

(iv) Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted

and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Noise

Verbal conversation with noise officer raises no objection subject to condition on noise level.

HIGHWAYS AND TRANSPORTATION

No objection.

FLOOD WATER

No objection.

Access

No objection following revisions

SECTION 106 OFFICER

No Section 106 obligations required.

The Council has recently adopted its own Community Infrastructure Levy (CIL), which requires contributions for B8 uses at a rate of £5 per square metre of gross internal floorspace.

The Mayor of London's CIL includes a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy E1 of the Local Plan: Part 1 states that the council will accommodate growth by protecting Strategic Industrial Locations and the designation of Locally Significant Industrial Sites (LSIS) and Locally Significant Employment Locations (LSEL).

Policy LE2 of the UDP states that IBAs are designated for business, industrial and warehousing purposes (Use Classes B1-B8) and Sui Generis Uses appropriate in an industrial area. Policy 2.17 of the London Plan states that the Mayor and boroughs should promote, manage and where appropriate protect Strategic Industrial Locations (SILs).

The application site is designated as an Industrial and Business Area (IBA) in the Local Plan. The proposed development comprises the demolition of the existing building in general Industrial use and erection of a six industrial units for B1c, B2 and B8 uses. The uses are considered to be acceptable in principle with regards to Policy E1 of the Local Plan: Part 1, Policy LE2 of the Local Plan: Part 2 and Policy 2.17 of the London Plan.

7.02 Density of the proposed development

The proposed development is for an industrial unit. As such, the density is not considered to be relevant to the determination of the application.

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

There are no heritage designations on the site and therefore the proposed development is considered acceptable in this regard.

7.04 Airport safeguarding

Not applicable to the proposed development.

7.05 Impact on the green belt

The site is not located within or near to the Green Belt. As such, it is considered that the scheme would not impact on the Green Belt.

7.07 Impact on the character & appearance of the area

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

Several design related policies have been saved within the Local Plan: Part 2. Policy BE13 seeks for the layout and appearance of the development to harmonise with the existing street scene and features of an area. The design should take account of the need to ensure that windows overlook pedestrian spaces to enhance pedestrian safety (Policy BE18). In addition, Saved Policy OE1 prohibits proposals that are to the detriment of the character and appearance of the surrounding properties or area.

The proposed development comprises the demolition of the existing building and erection of a single industrial building with an L-shaped footprint and split into 6 units. The building has a total length of 67m and width of between 20m and 30m. The building has been designed with a mono-pitched roof giving a height of 7.1m along the western boundary and maximum height of 10.4m on the eastern elevation facing into the industrial site. The existing building is of relatively poor quality and does not contribute in character and appearance to the street scene and surrounding area. The proposed building is considered to be of a good quality featuring materials that are synonymous with the industrial natural of the site. The proposed building is therefore considered to relate to the site and surrounding area in terms of use and appearance.

A limited amount of soft landscaping is proposed on the site. Policy BE38 requires new development to incorporate landscape proposals. It is considered that there is an opportunity to provide some soft landscaping on the boundaries to improve the overall appearance of the area. It is proposed to secure a landscaping through condition.

7.08 Impact on neighbours

The nearest residential properties are located to the west and north of the site. The site is currently in an industrial use and therefore the proposed use is not considered likely to cause additional impacts on the residential amenities of the neighbouring residents.

The proposed building is larger in footprint than the existing building however is lower in overall height. Regard should also be had to the previous approval which was sited closer to the boundary with the neighbouring residential properties on Copperdale Road. The proposed building is sited closer to the boundary with the neighbouring properties than the existing building however it has been designed with a mono-pitched roof giving a maximum

height of 7.1m on the western elevation. The maximum height is also lower than the existing building. This reduced height is considered sufficient to safeguard the residential amenities of the neighbouring occupiers.

7.09 Living conditions for future occupiers

The proposed development is for industrial units. As such, the living conditions for future occupiers is not considered to be relevant to the determination of the application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The National Planning Policy Framework (NPPF) at Paragraph 32 states that plans and decisions should take account of whether safe and suitable access to the site can be achieved for all people; and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 35 of NPPF also refers to developments and states that developments should be located and designed where practical to give priority to pedestrian and cycle movements; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

Local requirements in relation to impacts on traffic demand, safety and congestion are set out in Policy AM7 of the Local Plan which states:

The LPA will not grant permission for developments whose traffic generation is likely to:

- (i) unacceptably increase demand along roads or through junctions which are already used to capacity, especially where such roads or junctions form part of the strategic London road network, or
- (ii) prejudice the free flow of traffic or conditions of general highway or pedestrian safety

The application is accompanied by a Transport Statement which sets out the potential impact of the proposed development on the local highway network. The proposed development of the site comprises the demolition of the existing Silverdale House and erection of a two storey industrial building with a B1c, B2 and B8 use. The development will have a gross internal floor area of 1922sqm, an increase of 653sqm. The site has a PTAL of 1b - very low.

The trip rates for the proposed uses have been calculated from similar sites available on the TRICS database. The proposal could result in five additional 2-way trips during the morning and evening peaks. The development is therefore not considered to have any material traffic impact on the adjoining highway network.

A total of 22 car parking spaces are proposed as part of the development which is in accordance with the Council's guidance of 2 spaces plus 1 space per 100sqm for all floorspace in excess of 235sqm. 2 of the 22 spaces will be marked for disabled users. 20% of parking spaces must have electric charging points and a further 10% will have passive provision. A total of 26 cycle parking spaces will be required as part of the development. These measures will be secured through condition.

Based on the above assessment there are not considered to be any objections to the proposed development on highway grounds.

7.11 Urban design, access and security

The development will be required achieve secure by design accreditation and this will be secured through condition.

Matters of design and access are addressed elsewhere in the report.

7.12 Disabled access

The Equality Act 2010 seeks to protect people accessing goods, facilities and services

from direct discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

Policies 7.2 and 3.8 of the London Plan provide that developments should seek to provide the highest standards of inclusive design and this advice is supported by the Council's Supplementary Planning Document - Accessible Hillingdon.

The Design and Access statement reports that of 22 car parking spaces, two will be dedicated for disabled users, dropped kerbs are to be provided to maintain wheelchair access and the entrance would be level, illuminated to comply with BS 5489: Part 3, and provide a minimum clear opening width of 1000 mm. Plans have been revised to include future provision of lift access to the proposed mezzanine levels making the units fully accessible.

7.13 Provision of affordable & special needs housing

The proposed development is for industrial units. As such, provision of affordable and special needs housing are not considered to be relevant to the determination of the application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Local Plan: Part 2 seeks the provision of new planting and landscaping wherever it is appropriate. As limited landscaping is proposed as part of the development, improvements should be secured through the imposition of conditions.

A Phase 1 Habitat Survey has been submitted which concludes that the site is of limited value to wildlife and protected species of fauna, has low potential for bats and of limited potential for nesting birds.

7.15 Sustainable waste management

Refuse storage will be secured through condition.

7.16 Renewable energy / Sustainability

Policies within Chapter 5 of the London Plan and the London Sustainable Design and Construction SPG require developments to provide for reductions in carbon emissions, including a reduction of 35% in carbon emissions beyond 2013 Building Regulations.

The application is accompanied by an Energy and Sustainability Statement. This sets out that the development will be achieving a 36.24% reduction in annual CO2 emissions and therefore acceptable with regards to Policy 5.2 of the London Plan and the London Sustainable Design and Construction SPG.

7.17 Flooding or Drainage Issues

The applicant has submitted a Flood Risk Assessment demonstrating that the proposals will control surface water on site to green field run off rates. The assessment raises no issues with regard to flood risk and the proposal is acceptable subject to a condition requiring full details of a scheme for the provision of sustainable water management.

7.18 Noise or Air Quality Issues

The applicant has submitted a technical note regarding air quality yet the site is not within an Air Quality Management Area. Given the existing industrial use of the site and only slight increase in traffic movements, the proposed development is not considered to have an impact on air quality.

A technical note has been submitted regarding noise impacts of the development. It is

acknowledged that some uses may not be compatible with nearby residential uses and in order to ensure residential amenities are protected a condition will be attached to the permission requiring a detailed noise assessment and appropriate mitigation.

7.19 Comments on Public Consultations

None

7.20 Planning obligations

No Section 106 obligations required.

The Council has recently adopted its own Community Infrastructure Levy (CIL), which requires contributions for B8 uses at a rate of £5 per square metre of gross internal floorspace.

The Mayor of London's CIL includes a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail.

7.21 Expediency of enforcement action

Not applicable

7.22 Other Issues

CONTAMINATED LAND

The submitted site investigation has identified an area of hydrocarbon impacted soil on site, although the source of the contamination has not been identified. There is also some asbestos contamination noted in a couple of areas investigated. The site investigation indicates further investigation/risk assessment will be undertaken. This additional information, which should clarify the gas/vapour risk for the site with details of the remedial proposals and a watching brief needs to be submitted prior to development works commencing on site. The report recommends the foundation design take into consideration, the findings of the detailed assessment. The additional information will be secured through condition.

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 seeks planning permission for the demolition of Silverdale House and the erection of six industrial units providing 1,922sqm of floorspace. The proposed development will have a use of B1(c), B2 and B8.

It is considered that the proposed development is acceptable in principle in the Strategic Industrial Location. It is appropriately designed within the context of the industrial location and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds.

In view of the above, the proposal is considered to comply with relevant national, regional and local planning policy and, as such, approval is recommended, subject to the completion of a S106 Legal Agreement.

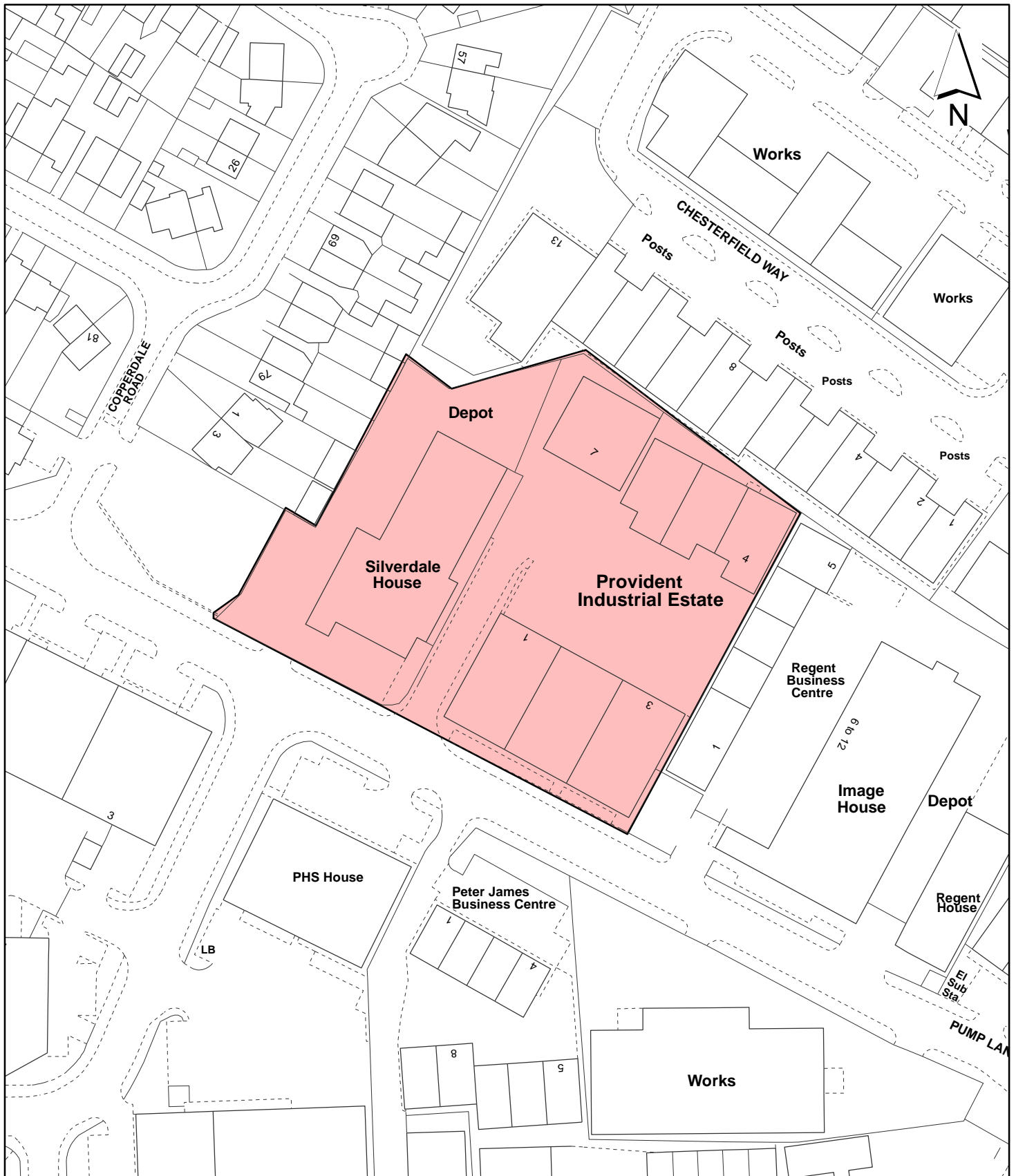
11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
Revised Early Minor Alterations to the London Plan (October 2013)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Residential Layouts
Hillingdon Supplementary Planning Document - Residential Extensions
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Document - Planning Obligations July 2014
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

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Notes

 Site boundary

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Site Address

**Silverdale House
 Pump Lane
 Hayes**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

49670/APP/2014/3855

Scale

1:1,250

Planning Committee

Major

Date

February 2015



HILLINGDON
 LONDON