

Report of the Head of Planning, Sport and Green Spaces

- Address** GRASSY MEADOW DAY CENTRE GRANGE ROAD HAYES
- Development:**
1. Demolition of existing Day Centre.
 2. Erection of a single part 3 and part 4 storey building comprising:
 - 2a. 88 number of 1 bed Extra-Care units (C2 Use Class)
 - 2b. 700 sqm dementia resource centre with communal lounge and associated service facilities (D1 Use Class)
 3. Associated soft and hard landscaping (including ancillary structures such as bin stores & storage shed).
 4. Provision of car parking.
- LBH Ref Nos:** 48110/APP/2015/3436
- Drawing Nos:**
- APL018 (Landscape Visual Impact)
 - APL019 (Landscape Visual Impact)
 - APL020 (Landscape Visual Impact)
 - Design and Access Statement dated September 2015 prepared by Hunters
 - APL023 (Courtyard Shadow Analysis 21st September)
 - Landscape and Visual Impact Assessment dated 10/09/15 prepared by MHP
 - Air Quality Assessment dated 10/09/15 prepared by REC
 - Transport Assessment dated September 2015 prepared by CEC
 - Travel Plan dated September 2015 prepared by CEC
 - Bat Emergence Survey dated September 2015 prepared by SES
 - Energy Statement Rev.A dated 09/09/15 prepared by Energist UI
 - Flood Risk Assessment dated September 2015 prepared by CEC
 - 1. Rev.A (Tree Protection Plan)
 - 1. Rev.A (Tree Survey and Removal Plan)
 - APL002 Rev.A (Existing Topographical Plan)
 - APL003 Rev.A (Existing Elevations)
 - APL009 Rev.A (Proposed Roof Plan)
 - APL010 Rev.B (Proposed West Elevation)
 - APL011 Rev.B (Proposed North Elevation)
 - APL012 Rev.B (Proposed East Elevation)
 - APL013 Rev.B (Proposed South Elevation)
 - APL014 Rev.B (Proposed Courtyard Sectional Elevations)
 - APL015 Rev.B (Proposed Site Sections)
 - APL016 Rev.A (Proposed Bin and Handymans Stores)
 - APL017 Rev.A (Main Entrance 3D Perspective Illustration)
 - Extended Phase 1 Habitat Survey, Great Crested Newt Habitat Assessment and Bat inspection Survey dated 10/06/15 prepared by SES
 - Arboricultural Impact Assessment dated 10/09/15 prepared by SES
 - Historic Environment Desk-Based Assessment dated September 2015 prepared by TEP
 - Planning Statement dated September 2015 prepared by Pegasus Group
 - Internal Daylight Assessment dated November 2015 prepared by XCO: Energy
 - APL001 Rev.A (Site Location Plan)
 - APL021 (Courtyard Shadow Analysis 21st March)
 - APL004 Rev.D (Proposed Site Plan)

APL005 Rev.E (Proposed Ground Floor Plan)
APL006 Rev.D (Proposed First Floor Plan)
APL007 Rev.D (Proposed Second Floor Plan)
APL008 Rev.D (Proposed Third Floor Plan)
15066.101 Rev.B (Landscape Strategy)
APL024 (Courtyard Shadow Analysis 21st December)
APL022 (Courtyard Shadow Analysis 21st June)

Date Plans Received:	14/09/2015	Date(s) of Amendment(s):	16/09/2015
Date Application Valid:	14/09/2015		05/11/2015
			28/10/2015
			14/09/2015

1. SUMMARY

This application seeks full planning permission for the demolition of the Grassy Meadow Day Care Centre and the complete redevelopment of the site to provide 88 one-bedroom Extra Care housing units, a specialised Dementia Resource Centre and associated facilities. Extra Care housing provides accommodation for older people who wish to live independently but have higher support needs.

It should be noted that despite the introduction of residential accommodation to the site, the facility would also provide day care support and the Planning Statement confirms that the services currently provided at the Grassy Meadow Day Care Centre would continue to be provided, but that the facilities would be greatly enhanced in terms of the quality of accommodation and their setting.

The development complies with current planning policy which seeks to encourage new residential schemes, including those which cater for people in need of additional care. Furthermore, the provision of the Dementia Resource Centre ensures that there is no loss of existing daytime health facilities at the site. The scheme would have limited impact on the openness and visual amenity of the wider Metropolitan Open Land due to existing and proposed tree planting and, as such, is considered to comply with relevant planning policies in this regard. Accordingly, no objections are raised to the principle of the development in this location.

An acceptable living environment would be created for future occupants and the development and the scheme would have no adverse impact on residential amenity with the nearest neighbouring properties being located some distance away.

The development would have no significant impact on the local highway network and appropriate mitigation measures are recommended to ensure that users of the facility are encouraged to travel by sustainable modes of transport.

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

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 **Council Application Standard Paragraph**

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

2 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

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

3 RES4 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 APL001 Rev.A, APL002 Rev.A, APL003 Rev.A, APL004 Rev.D, APL005 Rev.E, APL006 Rev.D, APL007 Rev.D, APL008 Rev.D, APL009 Rev.A, APL010 Rev.B, APL011 Rev.B, APL012 Rev.B, APL013 Rev.B, APL014 Rev.B, APL015 Rev.B, APL016 Rev.A, APL017 Rev.A and 15066.101 Rev.B, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

4 RES5 General compliance with supporting documentation

The development hereby permitted shall be carried out in accordance with the following supporting plans and/or documents:

Air Quality Assessment dated 10/09/15 prepared by REC
Transport Assessment dated September 2015 prepared by CEC
Bat Emergence Survey dated September 2015 prepared by SES
Energy Statement Rev.A dated 09/09/15 prepared by Energist UK
Flood Risk Assessment dated September 2015 prepared by CEC
Extended Phase 1 Habitats Survey, Great Crested Newt Habitat Assessment and Bat inspection Survey dated 10/06/15 prepared by SES
Arboricultural Impact Assessment dated 10/09/15 prepared by SES
Internal Daylight Assessment dated November 2015 prepared by XCO2 Energy

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, the London Plan 2015 and the NPPF.

5 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of balconies/winter gardens, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

7 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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

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

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage for up to 12 Euro sized wheelie bins
 - 2.b Covered and secure cycle Storage capable of accommodating 24 bicycles
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5 (3 active and 2 passive) of all parking spaces are served by electrical charging points
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

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

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

5. Schedule for Implementation

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

9 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or

groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

10 RES25 No floodlighting

No floodlighting or other form of 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 other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012); and To protect the ecological value of the area in accordance with Policy EC3. (delete as appropriate)

11 NONSC PV details

Prior to the commencement of development full details of the 60.72kwp of Photovoltaic panels shall be submitted to and approved in writing by the local planning authority. The details shall include final amount of PV panels (m2), roof plans and specification of the panels. The development must proceed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure the development reduces its energy demand and carbon emissions in accordance with Policy 5.2 of the London Plan.

12 NONSC Ecological enhancements

Prior to the commencement of development a scheme for the enhancement of biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail how flora and fauna will be accommodated in the new development to result in a net improvement in biodiversity. In particular, the landscaping plans shall include habitat specific vegetation and features (e.g. reptile refugia, habitat walls, bat and bird boxes); the inclusion of ponds would be welcomed. The development must proceed in accordance with the approved plans.

REASON

To deliver a net gain for biodiversity in accordance with the National Planning Policy Framework, and Policy EM8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

13 NONSC Car parking management strategy

Prior to occupation of the development a Car Park Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The submitted strategy shall contain details of how parking will be allocated to residents, staff and visitors; how this will be managed to ensure its efficient operation; and how off-site provision of 20 spaces within the adjoining public car park will be secured, allocated, managed and maintained for users of the approved development.

REASON

To encourage sustainable modes of travel whilst ensuring sufficient parking is provided for users of the development in accordance with Policies AM2 and AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 6.1 and 6.3.

14 NONSC Travel Plan

Prior to first occupation of the development hereby approved a full travel plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the Travel Plan is required to be reviewed at regular intervals to monitor its impact and, if required, it shall be updated and/or amended in order that its aims and objectives are achieved.

The Travel Plan shall demonstrate a commitment to the ongoing promotion of sustainable travel to users of the development and include targets for sustainable travel arrangements, effective measures for the ongoing monitoring of the Travel Plan, a commitment to delivering the Travel Plan objectives and details of effective mechanism to achieve the objectives of the Travel Plan.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (2015) Policies 6.1 and 6.3.

15 NONSC Construction training

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how Construction training will be provided for construction workers on the site. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the provision of construction training within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document on Planning Obligations.

16 NONSC Off site planting

Prior to commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority, to provide full details of off-site tree planting to be provided within the adjoining Grassy Meadow recreation ground. The scheme shall include full details of the location, species, size and quantity of trees to be provided and a schedule for implementation.

REASON

To provide additional screening to the development and to ensure that the proposed development will preserve and enhance the visual amenities of the Hayes Village Conservation Area and Metropolitan Open Land in compliance with policies BE4 BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes

	(iii) Convenient parking spaces
	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.17	(2015) Health and social care facilities
LPP 3.8	(2015) Housing Choice
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 6.1	(2015) Strategic Approach
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.13	(2015) Parking
LPP 7.17	(2015) Metropolitan Open Land
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

3 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.

4 I3 Building Regulations - Demolition and Building Works

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

5 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

6 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor

(including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

7 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

8 119 Sewerage Connections, Water Pollution etc.

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

9 134 Building Regulations 'Access to and use of buildings'

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

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

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

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

You may also be required make provisions to comply with the Disability Discrimination Act

1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

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

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

10

With regard to condition 5, the Council's Urban Design and Conservation Officer has recommended use of a red or brown brick rather than a grey brick as proposed, as it is considered that this would soften the visual impacts of the building and be more in keeping with nearby developments. Accordingly, you are strongly encouraged to give consideration to this when discharging this condition.

11

The Council's Waste Services Manager has provided the following advice:

- a) It is estimated that the waste arising from the development would give rise to the need for at least 12 bulk bins. Space should be created for this number of containers.
- b) The current design show eight bins with a 50:50 split for waste and recycling. Although setting a goal of diverting 50% of waste for recycling is very commendable, it may be more practical to have a higher ratio of residual waste bins to start with, and increase the recycling bins if waste diversion proves successful.
- c) The bin enclosure must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of the storage area. The size and shape of the bin enclosures must also allow good access to bins. A 1,100 litre bulk bin measures 990mm deep by 1,260mm wide by 1,370mm high.
- d) Arrangements should be made for the cleansing of the waste storage area with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store

area should have a suitable fall (no greater than 1:20) towards the drainage points.

e) The material used for the floor of the waste storage area must be able to withstand the weight of the bulk bins - 100 mm. Ideally the walls of the bin storage area should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

f) If gate / door are added to the waste storage area these need to be made of either metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow sufficient clearance either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.

g) If 1,100 litre bulk bins are used for the collection of certain waste streams these should not have to be moved more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard). This appears to have been met.

h) The gradient of any path that the bulk bins (1,100 litre) have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

h) The Council cannot provide a collection service for clinical waste from large premises. This would have to be done by a contractor.

i) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.7 hectare broadly square shaped and relatively flat site located towards the east of the Beck Theatre in Hayes.

It currently accommodates the Grassy Meadow Day Care Centre, a single story brick-built building characterised by its large pitched roofs; its associated access road and car parking, garden areas; and woodland.

Whilst located in close proximity to busy Uxbridge Road, the site is nevertheless characterised by its woodland setting and its boundaries are defined by associated tree planting. It is bounded to the north east by woodland, beyond which is Uxbridge Road, the opposite side of which are predominantly commercial properties. To the south east the site is bounded by a recreation ground, beyond which are residential properties. The site is bounded to the south west by woodland, beyond which is natural public open space and Hayes Cricket ground. It is bounded to the north west by the Beck Theatre, a public car park and Uxbridge Magistrates Court.

The sole access to the site is from its western side. Vehicular and pedestrian access is gained from Grange Road to the west, via the public car park. The surrounding land is well traversed by public footpaths which run immediately adjacent to the south east and south

west boundaries of the site and provide more direct pedestrian access from the north, east and south.

The entire application site falls within the Hayes Village Conservation Area and is designated as Metropolitan Open Land, as identified in the Hillingdon Local Plan. It is also designated as a Nature Conservation Site of Borough Grade II or Local Importance. Records indicate that some water pooling occurs on site. Public Right of Way H25 immediately bounds the south east boundary of the site and Public Right of Way H24 skirts the site's south west corner. Uxbridge Road to the north east is designated as a London Distributor Road.

3.2 Proposed Scheme

This application seeks full planning permission for the demolition of the Grassy Meadow Day Care Centre and the complete redevelopment of the site to provide 88 one-bedroom Extra Care housing units and a specialised Dementia Resource Centre.

The Extra-Care units aim to provide high quality independent living, which offers a safe home to local elderly people with the provision of on-site care and communal facilities. The Design and Access Statement confirms that 100% of the accommodation to be provided would be affordable.

The proposed building would be characterised by its part three-storey/part four-storey broadly square plan surrounding a central courtyard, which would accommodate sensory gardens.

At ground floor level, in addition to 20 residential units, the building would accommodate a lobby and reception area; small offices; a kitchen and dining room; mobility vehicle store; communal resident lounges; a staff lounge; a hair salon and shop; activity rooms; consulting rooms; an aromatherapy treatment room; activity rooms; a quiet room; a laundry room; WCs; stores; refuse store; circulation space; and associated facilities.

At first and second floor levels the building would comprise 29 and 28 residential units, respectively. Two resident day lounges, refuse stores and associated facilities would also be provided on both floors. At second floor level the building would additionally accommodate a guest suite and a garden terrace.

At third floor level the building would accommodate 11 units, a day lounge, a roof terrace, staff WCs and changing rooms, refuse store and ancillary facilities.

It is understood that the communal areas at ground floor level, which make up the Dementia Resource Centre, such as the restaurant, consulting rooms, activity rooms and sensory garden, would be available for use by both day visitors and to residents.

Each residential unit would comprise one bedroom, a living room with kitchenette, a bathroom, an entrance hall and an enclosed balcony/winter garden area of at least 6m². All units would provide 52.5m² of floorspace.

Externally, sensory gardens would be provided within the internal courtyard areas. Amenity planting, new tree planting and areas of lawn would be provided around the perimeters of the site, which could be accessed via a permeable pathway. An area of existing woodland would be retained within the northern corner of the site.

25 car parking spaces would be provided to the north west and north east of the building. It is also proposed that 20 overspill spaces are provided within the adjoining public car park. A bin store would be provided in the west corner of the site and a storage/handyman's shed would be provided within the southern corner.

3.3 Relevant Planning History

Comment on Relevant Planning History

Whilst the building would appear to date from the 1970s records indicate that there have been relatively few past applications pertaining to the site. No previous applications are directly relevant to the current proposals.

4. Planning Policies and Standards

National Planning Policy Framework
 London Plan (2015)
 Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
 Hillingdon Supplementary Planning Document: Accessible Hillingdon
 Hillingdon Supplementary Planning Document: Residential Layouts
 Hillingdon Supplementary Planning Guidance - Community Safety by Design
 Hillingdon Supplementary Planning Guidance - Noise
 Hillingdon Supplementary Planning Document - Air Quality
 Hillingdon Supplementary Planning Document - Planning Obligations

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:

- | | |
|---------|---|
| BE4 | New development within or on the fringes of conservation areas |
| BE13 | New development must harmonise with the existing street scene. |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | 2012 Built Environment |
| BE23 | Siting, bulk and proximity of new buildings/extensions. |
| PT1.C11 | (2012) Community Infrastructure Provision |
| BE23 | Requires the provision of adequate amenity space |
| PT1.EM2 | (2012) Green Belt, Metropolitan Open Land and Green Chains |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| PT1.EM6 | (2012) Flood Risk Management |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals |
| PT1.EM7 | (2012) Biodiversity and Geological Conservation |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| PT1.H1 | (2012) Housing Growth |
| OE7.H2 | 2012 Affordable Housing |
| OE8 | Development likely to flooding - requirement for flood protection measures |
| PT1.HE1 | (2012) Heritage |
| | Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures |
| R11 | Proposals that involve the loss of land or buildings used for education, social, community and health services |
| R16 | Accessibility for elderly people, people with disabilities, women and children |
| R17 | Use of planning obligations to supplement the provision of recreation, leisure and community facilities |
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with |

disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.17	(2015) Health and social care facilities
LPP 3.8	(2015) Housing Choice
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 6.1	(2015) Strategic Approach
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.13	(2015) Parking
LPP 7.17	(2015) Metropolitan Open Land
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- **11th November 2015**
- 5.2** Site Notice Expiry Date:- Not applicable

2nd November 2015

6. Consultations

External Consultees

Consultation letters were sent to 64 local owner/occupiers. Site and press notices were also posted. No responses have been received.

It should be noted that the applicant has provided details of a public consultation event which was held at the site on Thursday 20th August between 3.30pm and 7.30pm. The Design and Access Statement confirms that only seven people attended, five of whom were staff from the existing Day Care Centre. It suggests that all comments received were positive, although no information of these has been made available.

HAYES CONSERVATION AREA ADVISORY PANEL

We have no problem with the concept of replacing the existing Grassy Meadows Day Care Centre building but we do not think the design that is proposed is appropriate in this setting. The scale and massing of the building might be acceptable in a town centre setting but in its proposed location it would totally dominate the nearby buildings, such as the Beck Theatre, and the surrounding open spaces that are a key feature of the area. In addition, the proposed felling of a considerable number of trees would make it clearly visible from the open spaces that surround the site, especially in winter when many of the trees shed their leaves.

In producing their design the architects do not seem to have taken any notice of the Hayes Village Conservation Area Character Appraisal which earlier this summer was put out for public consultation following its drafting by the Council (http://www.hillingdon.gov.uk/media/33730/Draft-Hayes-VillageConservation-Areaappraisal/pdf/Draft_Hayes_Village_conservation_area_appraisal.pdf).

We can do no better than quote from the appraisal:

"The Conservation Area is surrounded by predominantly low rise residential areas - One of the defining features of the area is its open spaces. Residents make good use of these, both the formal ones - and the more informal ones, for example St Mary's Field - "

"The centre of the Conservation Area is dominated by areas of green open space. The main areas are - the Botanical Gardens, the area round the Beck Theatre, the cricket field, St Mary's Field, Grassy Meadows ... The buildings appear generally subservient to the mature trees and well established greenery, that are such a notable feature of these open spaces."

"The - Council's Grassy Meadows Day Care Centre is well screened and appropriately subordinate to the enveloping landscape, which is a defining feature of the Conservation Area."

The proposed building would be far less well-screened than the one it would replace, and at twice the height it would dominate its surroundings rather than being subordinate to the landscape. As noted in the Conservation Area Character Assessment, "- most buildings are of two storeys and this is an important feature and characteristic in terms of the appearance of the Conservation Area." If the proposed building was on this sort of scale it might be acceptable, but the present design, and especially its scale, does not make a positive contribution to the Conservation Area; as such its construction in this sensitive location would be quite inappropriate.

We therefore strongly oppose this proposal and hope that permission for its construction will be refused.

METROPOLITAN POLICE

Consultation has already taken place with the architects. Minutes from the meeting have been provided.

No objections are raised in relation to the development as long as it adheres to the principles of Secured by Design.

HISTORIC ENGLAND

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

No further assessment or conditions are therefore necessary.

NATURAL ENGLAND

Natural England has no comments to make on this application.

Internal Consultees

HOUSING SERVICES

The development has been specifically designed to meet an identified need for extra care sheltered housing in the borough and the development is supported by both Housing and Adult Social Care.

ENVIRONMENTAL PROTECTION UNIT

No concerns are raised in relation to:

- a) the impact of the proposed day centre on existing air quality, and
 - b) the exposure of future occupants to hazardous levels of air pollution,
- as the change in concentrations due to the proposal is negligible and the air quality in the opening envisages is predicted to be well below the limit value to safeguard human health.

The following condition should however be attached:

1. No floodlighting 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.

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

DRAINAGE OFFICER

Although there is some lack of clarity over whether infiltration would be considered as an option, the scheme nevertheless looks acceptable with a good range of Suds and drainage options.

Providing it's built to the plans no objections are raised.

TREES/LANDSCAPING OFFICER

Landscape Character / Context:-

Site description:

The square site is occupied by a single-storey day centre situated within the Grassy Meadow public open space to the south of Uxbridge Road. It currently has a particularly verdant character due to the trees and gardens within the site and the woodland and parkland surrounding it.

It is accessed via a shared service road with the Beck Theatre to the west, through open parkland with trees and the theatre car park.

The land to the east is open space with playing fields and a boundary of hedgerow with trees. There is a block of woodland to the north which effectively screens the site from Uxbridge Road and the land to the south is also dense ornamental woodland - an extension of the Norman Leddy Gardens. There is a narrow permissive footpath which runs immediately to the south of the site, linking the open space / playing fields to the Beck Theatre.

The mixed semi-natural woodland setting make a positive contribution to the verdant character of the area. The trees within the site itself include some ornamental species which are not characteristic of the wider woodland setting.

Landscape Planning designations:

The site lies within the Hayes Village Conservation Area, a designation which protects trees. However, if consent to remove specific trees is granted as part of a planning consent, further approval with regard to these trees is not required from the local planning authority.

The site lies within a larger area designated as Metropolitan Open Land.

Landscape constraints / opportunities:

- 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.

Proposal:-

The proposal is to 1. Demolish the existing Day Centre. 2. Erect a single part 3 and part 4 storey building comprising 2.a) 88 number 1-bed Extra-Care units (C2 Use Class), 2.b) a 700 sqm dementia resource centre and communal lounge and associated service facilities (D1 Use Class) 3. Associated soft and hard landscaping. 4. Single storey communal bin store to incorporate 8 number of 1100 L Eurobins for general waste and dry recycling and 1 number of 240 L wheelie bin with locked lid for clinical waste. 5. Single storey shed and handyman store. 6. Provision of 25 on site parking spaces including 4 disabled spaces and proposal to provide 20 overflow spaces in the existing Beck Theatre car park.

Landscape Considerations:-

- A Landscape & Visual Impact Assessment, by MHP has been undertaken, in accordance with the Guidelines for Landscape and Visual Impact assessment (3rd edition) - the industry standard.

- The assessment describes the site and its context in detail and analyses the predicted impacts, including the temporary affects during the 24-36 month construction period.

- There is no objection to the assessment which confirms that the development will continue to be contained within / screened by trees, with the notable exception of the east boundary which will be exposed to visual receptors.

- A tree survey, Arboricultural Impact Assessment, by SES has been submitted.

- A total of 64No. individual trees, 7No. groups of trees and 4No. hedges were identified and assessed, including off-site trees which are close enough to be influenced by the proposals.

- No 'A' grade (good) trees have been identified - whose quality and value would normally justify retention as part of any development.
- There are 22No. 'B' grade (moderate) trees and 2No. groups, whose quality and condition merit retention if at all possible.
- 34No. trees and 5No. groups are considered to be 'C' grade trees - of poor condition and value. While these trees may have a limited useful life compared with the better trees they may yet have some collective value in the landscape for the screening / privacy they provide or their value to wildlife.
- 8No. trees are considered to be 'U' grade, whose removal can be justified for reasons of good management.
- At 3.4, the report confirms that 46No. individual trees, all 7No. groups and the 8No. 'U' grade trees will be removed in order to accommodate the development.
- The building has a larger footprint than at present and continues to dominate the south-west corner of the site with most of the retained trees found along the north and west boundaries.
- 11No. 'B' grade trees will be retained as part of the development: field maple (T68, T69), Italian alder (T1, T2, T3), oak (T8, T30, T41, T48, T72) and yew (T28).
- In addition, 7No. 'C' grade trees will be retained: ash (T16), Corsican pine (T3), field maple (T17), Italian alder (T5, T6) and oak (T31, T70).
- The conclusions of the report are found in chapter 5.0 of the report and recommendations are made in chapter 6.00.
- While the extent of the tree removal is regrettable, it is acknowledged that the off-site woodland to the north and south and parkland setting (trees and open mown grass) to the west will continue to provide a degree of privacy and screening. This will be less effective on the east boundary which is shared with open space / playing fields.
- It is noted, at 3.5, that some planned pruning may be necessary to safeguard retained trees from accidental damage during the demolition and construction phase.
- A preliminary Arboricultural Method Statement is provided in chapter 4.0.
- An Extended Phase 1 Habitat Survey, by SES, has been submitted.
- At 5.8 the report notes that there are a number of invasive species on site which are of local concern and are listed within the London Invasive Species Initiative (LISI).
- Recommended surveys and precautionary methods are specified in the conclusions, chapter 6.0.
- Subsequent to the above recommendations a Bat Emergence Survey was undertaken by SES, in September 2015.
- The Design & Access Statement, by Hunters, refers briefly to the site layout (and loss of trees) in section 2.7 and the proposed hard and soft landscape in 2.15.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

Recommendations:

This application has been subject to pre-application discussions and the proposed tree retention and landscape proposals reflect the outcome of the discussions.

No objection, subject to the above observations and RES6, RES7, RES8 (As noted in chapter 6.0 of the tree report, a full Arboricultural Method Statement, with associated plans is required, prior to commencement. Furthermore, the arboricultural consultant must be retained to monitor and supervise work near to trees at all critical points, including the site set up, demolition and subsequent operations. Minutes of site visits / meetings should be submitted to the local planning authority), RES9 (parts 1,2,3,4,5, and 6), RES10.

Additional comments:-

Potential off-site enhancements:

It is noted that there is little space or opportunity for landscape enhancement within the site itself. The development is largely screened by, and benefits from, the borrowed landscape features within

the surrounding public open space. Landscape enhancement of the public open space would benefit both the development and the wider Conservation Area.

Identified opportunities for enhancement include:

1. The Woodland between the development site and Uxbridge Road.

This is an area which is currently unfenced and open to abuse / anti-social behavior. The woodland is in need of positive management and maintenance. Access into the woodland should be fenced and gated. The site would benefit from:

- Woodland management and maintenance, including a serious litter pick throughout the area.
- The area could then be fenced off from uncontrolled public access so that the visual quality of the woodland can be maintained without enabling the current anti-social behaviour.

2. The Uxbridge Road boundary.

The northern boundary of the public open space to the east and the west of the woodland (described above) is currently defined by a hedge maintained at approximately 1800mm. This boundary could be re-inforced to good effect by tree planting between the hedge and the footpath around the park:

- It is recommended that specimen trees are planted in a parkland style, that is to say individual specimens planted at 7-10 metre centres with managed / mown grass or meadow beneath.
- This style of planting permits visual permeability at eye level. Unlike the lower storey scrub within the woodland, it will not screen / shelter undesirable behavior.
- Additional tree planting would benefit both the views from Uxbridge Road and the open space, together with other environmental benefits.
- Tree planting along this boundary would also help to screen, or at least filter, high level /long distance views of the proposed development.
- The existing roadside hedge has gaps which could be replanted.

3. Planting along the southern boundary of the proposed development.

The southern facade of the dementia home is very close to the boundary with the park and provides little opportunity for preventing overlooking from the open space into the ground-floor rooms.

If fencing or planting is provided within the development site, it is likely to be oppressive and block natural light:

- Some off-site planting and management would provide a desirable spatial buffer and / or visual screen, for the benefit of the ground-floor occupants.

URBAN DESIGN OFFICER

Background:

Grassy Meadow day centre is a single storey structure, dating from the 1970's, which sits just to the rear of the Beck Theatre, in the former grounds of Wood End House. The day centre is ringed by woodland, with the Norman Leddy botanical gardens situated on the south-west side, playing fields on the south east side and the Uxbridge Road to the north east. The whole of the open space is located within the northern part of Hayes Village Conservation Area.

The Hayes Village Conservation Area Appraisal, adopted in September 2015, describes the area thus:

"The centre of the Conservation Area is dominated by areas of green open space. The main areas are Bell Field, Barra Hall Park, the Botanical Gardens, the area round the Beck Theatre, the cricket field, St Mary's Field, Grassy Meadows and the playing fields of Dr Triplett's School. The buildings appear generally subservient to the mature trees and well established greenery, that are such a notable feature of these open spaces.

. . . the Council's Grassy Meadows Day Care Centre is well screened and appropriately subordinate to the enveloping landscape, which is a defining feature of the Conservation Area. The trees, open spaces and surviving historic field boundaries are a constant feature in most of the views across the Conservation Area and contribute positively to its significance. "

The proposal is for a part three, part four storey building, set out around a quadrangle, infilling most of the day centre site. It is understood that the numbers of units are necessary for the viability of the extra care facility and that the dementia care resource is an important adjunct to it. It is considered that the brief allows little scope for any alteration to the layout, height or placing within the site, whilst the design already addresses the need to articulate the elevations as much as possible.

The appraisal stresses that the heritage significance of this part of the Conservation Area has been derived from its open space and enveloping landscape. It is acknowledged that the building would be all but screened in views from the Uxbridge Road, and largely screened from the south-west.

However the building would be visible from the entrance, visible above the trees on the Beck Theatre side, would lie very close to the public footpath separating it from the Norman Leddy Gardens, and appear very exposed towards the playing fields to the south-east. To improve these relationships, it is considered that the brick palette should be changed to reflect that characteristic of the area - ie brown/red brick, rather than grey; a tall hedge should be grown along the boundary with the public footpath and the possibility of off-site planting be considered along the playing field boundary.

Conclusion:

In summary, it is considered that, as the partial tree screening "will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal." (NPPF para 133).

SUSTAINABILITY OFFICER

No objections are raised to the propose development subject to the following:

Energy:

Condition

Prior to the commencement of development full details of the 60.72kwp of Photovoltaic panels shall be submitted to and approved in writing by the local planning authority. The details shall include final amount of PV panels (m2), roof plans and specification of the panels. The development must proceed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure the development reduces its energy demand and carbon emissions in accordance with Policy 5.2 of the London Plan.

Ecology:

Condition

Prior to the commencement of development a scheme for the enhancement of biodiversity shall be submitted to and approved in writing. The scheme shall detail how flora and fauna will be accommodated in the new development to result in a net improvement in biodiversity. In particular, the landscaping plans shall include habitat specific vegetation and features (e.g. reptile refugia, habitat walls, bat and bird boxes); the inclusion of ponds would be welcomed. The development must proceed in accordance with the approved plans.

Reason

To deliver a net gain for biodiversity in accordance with the National Planning Policy Framework, and Policy EM8 of the Local Plan.

WASTE SERVICES

- a) It is estimated that the waste arising from the development would give rise to the need for at least 12 bulk bins. Space should be created for this number of containers.
- b) The current design shows eight bins with a 50:50 split for waste and recycling. Although setting a goal of diverting 50% of waste for recycling is very commendable, it may be more practical to have a higher ratio of residual waste bins to start with, and increase the recycling bins if waste diversion proves successful.
- c) The bin enclosure must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of the storage area. The size and shape of the bin enclosures must also allow good access to bins. A 1,100 litre bulk bin measures 990mm deep by 1,260mm wide by 1,370mm high.
- d) Arrangements should be made for the cleansing of the waste storage area with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of a trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.
- e) The material used for the floor of the waste storage area must be able to withstand the weight of the bulk bins - 100 mm. Ideally the walls of the bin storage area should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.
- f) If gate / door are added to the waste storage area these need to be made of either metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow sufficient clearance either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.
- g) If 1,100 litre bulk bins are used for the collection of certain waste streams these should not have to be moved more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard). This appears to have been met.
- h) The gradient of any path that the bulk bins (1,100 litre) have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.
- h) The Council cannot provide a collection service for clinical waste from large premises. This would have to be done by a contractor.
- i) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

ACCESS OFFICER

The intended demolition of Grassy Meadow Day Centre is to make way for an Extra Care supported housing scheme comprising 88, one-bedroom units. Planning permission is also sought to replace

the existing care facility with a new specialist Dementia Resource Centre, which would provide a base for complimentary support services delivered by specially trained staff, in addition to the usual dining and kitchen facilities provided by such establishments.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and Approved Document M to the Building Regulations 2015 (ADM 2015). 10% of the proposed residential unit should meet the standards for Category 3 M4(3) dwellings, with all remaining units designed to the standards for Category 2 M4(2), as set out in ADM 2015.

The submitted Design & Access Statement reports on level access from the public highway. Pedestrians would be given right of way throughout the site, with vehicles relegated to the designated access and parking zones.

All external pathways are proposed at a minimum of 1200mm wide and would have a suitable surface for wheelchair users, using a combination of resin bound gravel, concrete paving slabs and tarmac. Contrasting colours will be used to demarcate hazards and aid navigation. Tactile paving surfaces would be used in accordance with national standards.

In accordance with the Stirling Dementia guidelines, the communal garden pathways would be finished in a resin bound gravel with a Light Reflectance Value of 30 points between the internal flooring and external terrace finishes. Level access would be achieved to the residential gardens and lighting levels graded to avoid sudden changes.

A drop-off zone has been incorporated adjacent to the main entrance. Four of the 25 parking spaces have been designed as accessible bays and are shown on plan to be within 50m of the internal courtyard entrance.

All entrance and exit doors would provide a clear width opening of 1000mm, with the main entrance door for the supported housing automatically opening. A minimum width of 800mm clear would be provided to fire exits, store rooms and plant rooms, etc.

Three, 13 person, lifts would be provided within the communal areas to serve the upper floors. The communal staircases will be designed in accordance with Approved Document M to the Building Regulations 2015.

The Design & Access Statement refers to the scheme having been designed to achieve the key principles set out in the wheelchair design guidance provided by Habinteg Housing Association, with an emphasis on making homes easily adaptable to cater for a change in personal circumstance. Within all dwellings, a mobility scooter parking spot would be provided within the hallway, close to the entrance door. Shower rooms in each flat are configured as 'wet rooms' for wheelchair use, and it is understood that a ceiling track hoist could be installed for direct access between the main bedroom and bathroom. All internal doors will meet current Building Regulation requirements. Low level windows will be provided to ensure access for wheelchair users and people of short stature, and the mechanisms will be usable by occupants with reduced manual dexterity.

Appropriate fire zones, refuge spaces, fire exit points are understood to have been developed and it is anticipated that these would be acceptable to a fire service representative.

The following access observations are provided:

1. Given the position the drop-off point and the four accessible parking bays, seating should be provided within the courtyard at intervals not exceeding 50 m.
2. The assisted bathroom shown on the ground floor plan (drawing no: APL 005) should, in addition,

incorporate the specifications of a 'Changing Places' as specified in the Council's Supplementary Planning Document 'Accessible Hillingdon' (adopted May 2013). In addition to a track ceiling hoist, which should also route to the adjoining accessible toilet cubicle, a height adjustable adult sized changing table should be added to the brief and incorporated into the design. It may be necessary to reconfigure the centrally positioned bath, and it would be prudent to consult with the management and care staff at Grassy Meadow before the new layout and required revised plans are finalised.

Conclusion: revised plans should be requested as a prerequisite to any planning approval. In addition, a suitable planning condition in line with the example set out below, should be attached to any planning permission:

Condition:

10% of the residential dwellings shall be constructed to meet the standards for Category 3 M4(3) dwellings, with all remaining units designed to the standards for Category 2 M4(2), as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

Reason: to ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8, is achieved and maintained.

Officer comment:

Further to these comments amended plans have been received to address points 1 and 2 above. The Council's Access Officer has confirmed that the amended plans satisfactorily address the matters raised.

With regard to the recommended condition, the applicant has argued that this should not apply because the application has been registered prior to adoption of the October 2015 Building Regulations.

The Council's Access Officer has advised as follows:

"As the application was validated before 1 October, 2015, I accept that the council may not wish to apply the new Technical Housing Standards.

London Plan Policy 3.8 nonetheless remains applicable in terms of meeting the pre-October 2015 Lifetime Home Standards and Wheelchair Home Standards, which I consider have been incorporated to an acceptable degree."

BUILDING CONTROL

The Council's Building Control Manager has verbally confirmed that no objections are raised to the determination of the planning application based on the pre-October 2015 Building Regulations and that this would be taken into consideration in the future assessment of any Building Control application submitted to the Council.

HIGHWAY OFFICER

Assessing the proposal:

The existing site access is just off Grange Road-3 arm roundabout, currently serving the Beck Theatre and the existing Grassy Meadow Day Centre. The Grange Road forms a junction with Uxbridge Road (A4020) which is part of the strategic road network and has a greater importance in terms of traffic movements. It is a dual carriageway with cycle lanes running parallel to it. The speed limit at this section of the road is restricted to 40 mph.

The Grange Road/Uxbridge Road is traffic signal controlled arm and part of a major junction. The signal controlled phase on the Uxbridge Road allows right turn movements to the Grange Road. The road surface on the Grange Road is marked, indicating that left turns only are allowed. There are signs at the entry point from Uxbridge Road, restricting entry to lorries carrying above 7.5 T in weight, with the exception of the loading lorries, as well as, signs limiting speeds to 30 mph and speed humps as physical measures to enable speeds to remain low.

The pedestrian movements are facilitated by dropped kerbs with tactile paving. On the junction of Uxbridge Road and Lansbury Drive, pedestrians are accommodated with a separate pedestrian phase. In addition, there are a number of public footpaths in the immediate vicinity of this site.

The site is well served for cyclists because of the close proximity to the cycle network and off-road cycle routes on sections of the Uxbridge Road. The other recommended quieter routes for cyclists, according to the Local Cycling Guide are Lansbury Drive and Wood End Green Road.

It is concluded that this location is well connected and the needs of pedestrians, cyclists and vehicular movements are well facilitated.

The PTAL output for this site during the 2011 (Base year) was calculated at 3. In terms of the levels this represents a moderate public accessibility. Several bus routes were included in the PTAL calculations, routes U7; 90; H98; 195; 427; 607

The site is not within a Controlled Parking Zone (CPZ). However, there are double yellow lines close to the junction of Grange Road with Uxbridge Road. In addition there are single yellow lines along the Grange Road, restricting parking Mon-Sat from 8AM to 6:30 PM.

On the submitted drawing, ref: APL004 rev: B, it is noted that existing plants will be retained, with more planted to 1.8 meter height, to create a screen with public footpaths one of which is running parallel to the side of the boundary.

There are separate existing pedestrian and vehicular gates at the entrance of the existing site. Full details of these will be required by way of condition.

Accident data:

Personal Injury Accident data has been assessed in the Transport Assessment (TA) covering a period of 5 years between July 2010 and August 2015. During this period it has been reported that, 49 personal injury accidents were recorded within the selected zone.

When considering the same zone during the last 3 years, 21 personal injury accidents were recorded. The map of the selected zone was included in the TA-Appendix 5. The majority of the recorded accidents were clusters near junctions of Lansbury Drive/Grange Road, Gledwood Drive and Church Road. Two serious accidents were recorded involving pedestrians, one was at the junction with Lansbury Drive and the other at Church Road. The majority of the recorded accidents were shunts or minor collisions which occurred due to driver error.

It was concluded that, there are no reasons in terms of road safety to prohibit the proposed development because there were no apparent links that accidents were occurring due to the current junction design.

Trip Generation:

The 7 day automatic traffic counts were taken from the existing site's access, from 27th July to 2nd August 2015, which recorded a total of 49 two-way movements per day, Monday to Friday.

To predict the number of trips of the proposed development, it was concluded that no similar sites were found on the TRICS database.

A similar site to the proposed was analysed to determine the trip rates. The site selected is located within the LB Hillingdon in Roberts Close, West Drayton consisting a 63 bed care home. The sample site also has a PTAL of 3, the same as the application site.

The vehicular trip rate per unit for the morning peak arrival was 0.14 whereas the departure trip rate were 0.21. The total trip rate movements were added and resulted in 0.35. For the afternoon peak arrival was 0.21, whereas the departure trip rates were 0.21. The total trip rate movements were 0.42. These trip rates are considered acceptable.

Based on the trip rates above, a similar proposal with 88 residential units would have:

-during the (8-9)AM morning peak the arrivals trips will be 12, whereas the departure trips will be 19. In total the predicted level of trips will be 31.

-during the (17- 18)PM evening peak the arrivals trip will be 19, and departure trip will be 19 as well. In total the predicted level of trips will be 38.

In addition, trip rates for the proposed Resource Centre, were not possible to predict based on common databases used. The transport consultant added 10% of the predicted trips to account this part of the development.

Therefore, the total trips for the proposed site is predicted to generate 34 two-way movements during the AM peak, whereas for PM peak this number is 42.

If 12 hour counts were looked at for the period, from 7:00 to 19:00, it was concluded that the total number of arrivals was 151, whereas the total departing trips were 152. Therefore the total two-way movements was added at 303, for the 12 hour period.

(Note: Since the existing use will remain on site, the existing trips should have been added to determine the overall impact on the Highways network. However, it can be argued that because of the temporary relocation of the staff and its users, there will be opportunities for introducing travel plan measures.)

It is concluded that the overall vehicular trips for the peak periods are low thus the development is not likely to cause a significant traffic impact.

Car parking provision:

There are 29 existing car parking spaces facilitating the Grassy Meadow Day centre, whereas the proposed car parking provision for this development is: 25 standard car parking spaces, 4 car parking spaces for the disabled users, as well as 2 drop-off spaces for the minivans.

There are no LBH Car parking standards for the planning Land Use Classes C2 and D1 and therefore car parking assessment is based on transport appraisal.

The proposal does not include a designated space for ambulance parking. Nevertheless, the proposed drop-off area for minivans is considered acceptable to be used in emergency occasions.

On the submitted Site Location Plan the nearby car park is marked as Beck Theatre car park. It was confirmed, that in fact, this is an existing public car park which is currently underutilised and could be used during the events when there is additional demand for car parking spaces.

The proposed car parking spaces for the disabled users are located close to the main entrance. The spaces have an additional 1.2 meters strip on two sides. This is considered acceptable and will help users with mobility issues, coming in/out of vehicles with ease.

It is understood that minibus location for the drop-off will temporarily restrict movements of several car parking spaces. Because this is a temporary situation and unlikely to occur frequently, this is

considered acceptable.

In order to comply with the London Plan Policy 6.13, a 20% active and 10% passive Electric Charging Points (EVCPs) out of the total proposed car parking spaces are required for this type of development. For this case, a provision of 6 active points on occupation, with 3 additional passive points which could be converted to active, if there is a demand.

Conditions to secure a Car Parking Management Plan (CPMP) to manage car parking demand on site and to secure the provision and monitoring of EVCPs should be attached should approval be granted.

Cycle parking provision:

The LBH cycle parking standards for the planning Land Use Classes C2 and D1 are, minimum provision of 1 space per 2 staff. The information included in the planning statement was that for the existing development the number of staff expected is 30. To comply with LBH standards this proposal should include at least 15 cycle parking spaces.

The latest London Plan- draft further alterations to Jan 2014, indicates that for C2 Land use, the minimum cycle parking standards are: for long stay cycle parking the requirements are 1 space per 5 staff, whereas for the short stay: 1 space per 20 bedrooms. For the D1 Land use these standards are: 1 space per 5 staff (long stay) and 1 space per 8 staff (short stay).

The proposed employees, noted on the planning application form are 21, which means that 4 cycle parking spaces(long stay) would be a minimum requirement, whereas for the 88 proposed units, a minimum of 5 cycle parking spaces (short stay) would be acceptable. This proposal includes 24 cycle car parking spaces. These are split between visitors at the entrance with 4 Sheffield type stands and 8 located at the rear for staff use.

The proposed cycle parking provision is considered acceptable.

Refuse/Recycling

The refuse is proposed to be moved to an exterior waste store from where it can be collected externally by refuse vehicles via the existing Beck Theatre access road.

The Swept Path Analysis were included on the Appendix 1 drawing ref: 4769/202. It shows the 9.55m refuse vehicle. If LBH lorries are proposed to be used to carry the refuse/ recycling collections these are 10.5m long.

It is accepted that although LBH refuse/ recycling vehicles are longer then assessed on the TA that the existing collection arrangements and the road layout are proposed to remain the same and worked effectively for the previous use. Therefore this part of the proposal is considered acceptable

Delivery and servicing:

The delivery and servicing activities will be managed internally. The drop-off area is proposed to be used and this is considered acceptable.

Travel Plan:

A draft Travel Plan was submitted with this application. The travel plan should be secured through a Condition/or S106 and then monitored for 5 years at least or until the aims and objectives of the travel plan are achieved.

Recommendations:

Subject to attaching the above mentioned conditions, there is no objection raised on the highways aspect of the proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site comprises an existing day care facility which, although vacant at the time of writing this report, has until recently provided day care facilities aimed at older people and adults who live in the Borough and have physical and sensory disabilities. The submitted Planning Statement confirms that in addition to residential accommodation the new facility would continue to provide these facilities. Accordingly, the development is considered to comply with the aims of Local Plan: Part 2 Policy R11 which seeks to resist the loss of existing social, community and health provision.

With regard to use of the site for residential purposes in the form of Extra-Care housing, Policies H1 and H2 of the Hillingdon Local Plan: Part 1 seek to encourage new housing with the emphasis of policy H2 being specific to affordable housing. Paragraph 6.31 of the supporting text to Policy H2 confirms that:

"Affordable housing achieved across the borough should reflect the distinct needs of different sections of the community. It should include provision for older people and for other groups in need of supported housing, specifically people with mental health needs and people with physical and sensory disabilities or learning difficulties. The council's aim is to maximise independence and provide self-contained accommodation with appropriate support."

London Plan 2015 Policy 3.8 reiterates support for such accommodation confirming that a wide range of housing types must be made available across London and that local authorities must ensure "account is taken of the changing age structure of London's population and, in particular, the varied needs of older Londoners, including for supported and affordable provision."

NPPF paragraph 50 reaffirms support for a "mix of housing to take account of different groups in the community including (but not limited to) accommodation for older people" and the supporting Planning Practice Guidance reiterates the need to provide housing for older people.

The development is considered to fully comply with these policies which support the provision of affordable new accommodation for older persons.

Notwithstanding the above policy support for housing and health care provision which meets the needs of older persons who are in need of additional support, it must be noted that the entire application site falls on land designated as Metropolitan Open Land (MOL).

Policy EM2 of the Hillingdon Local Plan: Part 1 confirms that "any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test."

London Plan policy 7.17 states that:

"The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL."

Metropolitan Open Land is not referred to in the NPPF. However, the London Plan is clear that such land should be given the same level of protection as Green Belt and, as such, the

NPPF's commentary of Green Belt is considered to be of direct relevance. Paragraph 89 of the NPPF confirms that the construction of new buildings in the Green Belt should be regarded as inappropriate. However it sets out a number of exceptions to this. Those most relevant to this development include:

- a) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- b) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The applicant argues that although the building would quite clearly have a larger footprint and greater volume than the existing Grassy Meadow Day Centre it would, nevertheless, have no greater impact on the MOL and the development therefore complies with both of these exceptions. The applicant asserts that unlike the surrounding MOL land the application site is enclosed by woodland and not publicly accessible with the existing building and car parking contributing little to the function of the MOL. Furthermore, it is argued that because the development would not extend beyond the immediate curtilage of the existing site, there would not be a material increase in the size of the replacement building in terms of its relationship to the MOL as a whole.

The applicant's arguments are acknowledged and, whilst the proposed building would undoubtedly be significantly taller and larger in scale than the existing development, it is nevertheless recognised that, as per the applicant's assertion, the existing site due to its lack of openness and public accessibility makes only a very limited contribution to the wider MOL in this instance. It is important to consider the scheme in this context. Furthermore, it must be acknowledged that despite the size, scale, mass and height of the new development that due to the significant tree screen surrounding the site the proposed scheme would, nevertheless, have limited visual impact on the wider MOL. It should also be noted that the addition of natural surveillance to the neighbouring recreation ground could contribute to the safety and security of the space, which could serve to enhance the function and use of the MOL. Accordingly, on balance, the applicant's argument that the development meets relevant exceptions as set out in NPPF paragraph 89 is accepted.

Notwithstanding the above, the applicant has also set out to demonstrate that a case of very special circumstances exists to justify the provision of the facility in this location. The applicant confirms that there is a significant and growing need for such accommodation both nationally and within the borough, with targets for such provision having increased from 425 dwellings per annum to 559 dwellings per annum in recent years. This is supported by data within the Council's Housing Strategy, research undertaken by the GLA, the above mentioned policies which support housing growth and by recent Government housing updates.

In addition to the need for the development, the applicant also argues that there are no more suitable sites available to the Council to meet this need locally. Whilst no evidence of a site search has been provided, it is acknowledged that the purchase of land outside the Council's ownership is unlikely to be a viable or affordable option. Furthermore, it must be remembered that notwithstanding its MOL designation, this is nevertheless an already developed site. The availability of sites which are of sufficient size to meet the accommodation needs, are available to the Council and do not fall within similarly designated land within this locality are extremely limited.

The applicant goes on to argue that the development would provide significant employment benefits, with a need for approximately one member of care staff per eight apartments, over a total of five shifts, in addition to ancillary staff such as those employed in management, maintenance, cleaning, etc.

The proposed development complies with current local, London Plan and national planning policies regarding affordable residential development for older people in need of care and, notably, the scheme would continue to deliver similar day facilities to the existing Grassy Meadow Day Care Centre. Furthermore, London Plan policy is clear that development affecting MOL should be assessed on the same basis as if it were Green Belt. Whilst it is considered that the development meets the exceptions set out in Paragraph 89 of the NPPF regarding appropriate development within the Green Belt, it is also considered that the applicant has demonstrated a case of very special circumstances sufficient to justify the development in this location. Accordingly, based on a site specific balance of benefits and harms arising from the scheme, no objections are raised to the principle of the development subject to the proposals meeting site specific criteria.

7.02 Density of the proposed development

The site has a Public Transport Accessibility Level (PTAL) of 2. The London Plan 2015 range for residential sites with a PTAL of 2-3, which fall within an urban area, as defined in the London Plan, is 200-450 habitable rooms per hectare (hrph) and 70-170 units per hectare. Given the size of the proposed living rooms (including the kitchenette) in each unit, at over 20m², each would count as the equivalent of two habitable rooms in compliance with the Council's Supplementary Planning Document on Residential Layouts. As such, based on a total site area of approximately 7,270m² the site would have a density of 121 units per hectare and 363 hrph. This fully complies with London Plan density standards and is therefore considered to be acceptable.

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

There are no listed buildings within the vicinity of the site. Furthermore, it does it fall within an Archaeological Priority Area and Historic England have confirmed that there are no objections relating to the development on archaeological grounds.

Notwithstanding the above, the site does fall within the Hayes Village Conservation Area and its impact on the setting and appearance of that Conservation Area is an important consideration.

The Hayes Conservation Area Advisory Panel's opposition to the scheme is noted and it is acknowledged that they consider the proposed building to be too large, too tall and overly prominent with the development resulting in unacceptable tree loss and failing to consider the Hayes Village Conservation Area Character Appraisal.

The proposed building would indeed be significantly larger than the existing Grassy Meadow Day Centre both in terms of its footprint and height. Furthermore, it would indeed result in the loss of some trees, although notably these would be mostly along its south west boundary, which bounds a large area of woodland. Nevertheless, it is considered that the proposed building would be of a high quality design with well articulated elevations and, despite its increased size and the proposed removal of some trees, it would nevertheless continue to be well screened.

Notably, one of the key characteristics of this part of the Conservation Area is its open spaces which are interspersed with areas of tree planting and woodland. Notwithstanding the proposed increase in the scale of development at the site, it must be acknowledged that the site in its entirety is, and would continue to be as part of this development,

enveloped by tree screening on all sides, which significantly limits its visual impact on the surrounding area.

The applicant has submitted a Landscape Visual Impact Assessment which demonstrates that through a combination of existing and proposed tree planting, like the existing building on site, the proposed facility could be significantly screened.

Like the existing day centre the building would be most visible from the shared access road and public car park to the north west. Despite the retention of large mature trees along this boundary, in addition to proposed additional tree planting, views would be available through the site's entrance. Nevertheless, it is considered that the building would be seen in context with the nearby Beck Theatre and large public car park when viewed from here such that it would not have any significant adverse impact on the visual amenities of the Conservation Area.

Limited views of the building would also be available across the recreation ground to the south west where, due to its height, it would have greater impact than the existing building, albeit that existing and proposed tree screening would help to minimise its visual impact. The applicant's Landscape Plan alludes to the provision of off-site planting and this is supported by both the Council's Conservation and Urban Design Officer and the Trees/Landscape Officer. It is considered that the provision off site planting would appropriately mitigate against any adverse impact the development might otherwise have on the visual amenities of the Conservation Area, such that it would have no significant adverse impact.

The Council's Urban Design and Conservation Officer has recommended that an alternative brick colour should be considered in order to soften the visual impact of the development. This could be secured by way of condition. The Council's Urban Design and Conservation Officer has also recommended the provision of a tall hedge along the south west boundary, where the site is bounded by a footpath. This is indicated on plan and would be secured by way of the standard landscaping condition.

Whilst the proposed development would inevitably have some impact on the character and appearance of the Conservation Area this must be weighed against other policy criteria. Given the need for the proposed development, in addition to the proposed planting, which would significantly mitigate against the impact of the development, it is not considered that the proposal would have such an adverse impact on the visual amenities of the Hayes Village Conservation Area that refusal could be justified.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

The site does not fall within the Green Belt and there is no Green Belt within the vicinity. The entire application site and surrounding land is however designated as Metropolitan Open Land (MOL). As stated elsewhere in this report, given that this is an existing developed site which is not publicly accessible and which is significantly screened by existing trees, it is not considered that the development would have any significant detrimental impact on the visual amenities or the openness of the MOL or be contrary to current policy which seeks to protect such land. This has been discussed in more detail above in part 7.01 of the report.

7.07 Impact on the character & appearance of the area

This issue has been largely addressed in part 7.03 of the report. With the exception of the Beck Theatre and public car park to the west of the site the immediately surrounding area is predominantly characterised by public open spaces, interspersed with woodland and tree planting.

The application site is bounded by woodland to the north east and south west and tree planting exists along its north west and south east boundaries. Notwithstanding the proposed increase in the size of the building height and footprint, the proposed development would nevertheless remain well screened such that its impact on the character and appearance of the surrounding area would be limited.

7.08 Impact on neighbours

With the exception of the Beck Theatre and a public car park, located towards the west, the application site is bounded on all other sides by woodland and public open space. Accordingly, it is relatively isolated from the nearby urban areas.

The nearest residential properties are located over 80m away above commercial premises in Uxbridge Road and beyond woodland and a busy dual carriageway. To the south east the nearest residential properties are located over 100m away in Church Road, beyond the Grassy Meadow Recreation Ground.

Given the distance between the proposed development and the nearest sensitive receptors, and tree screening which would be provided around the site, it is not considered that the development would have any significant adverse impacts on residential amenity.

7.09 Living conditions for future occupiers

There is no specific design guidance for Extra Care Homes. However, Policy H10 of the Hillingdon Local Plan states that proposals for redevelopment to provide hostels or other accommodation for people in need of care, such as residential care homes or sheltered housing schemes, should have regard to the amenity guidelines set out in Supplementary Planning Guidance. Accordingly, due regard must be given to the Council's Supplementary Planning Documents (SPDs) on Residential Layouts and Accessibility in addition to other policy updates.

The Council's SPD on Residential Layouts states that a minimum of 50m² internal floorspace should be provided for one-bedroom flats. This is reinforced by policy 3.5 of the London Plan 2015 and also by the recently published Housing Standards Policy Transition Statement (October 2015). All units would have internal floor areas of 52.5m². Accordingly, all of the units would exceed current minimum standards.

In accordance with the SPD on Residential Layouts a minimum distance of 21m would be achieved between facing habitable rooms within the courtyard area. No overlooking would occur to external facing units. At ground floor level enclosed "winter gardens" would provide a degree of defensible space between residential units and external garden areas and footpaths.

Overshadowing diagrams have been provided for units fronting the internal courtyard area. These show that units fronting the south east and south west elevations of the courtyard would experience shade for a significant portion of the year. Following concerns raised by officers over the levels of internal daylight to some of the units the applicant has given careful consideration to the originally proposed glazing specification and room configuration and confirmed, through the provision of an amended Internal Daylight Assessment, that 100% of habitable rooms and the vast majority of communal rooms, including those which are likely to be used for longer periods of time, would meet recommended BRE guidelines

associated with internal daylight standards. Accordingly, it is considered that the units would provide an acceptable living standard to future occupants in this regard.

The Council's Supplementary Planning Document on Residential Layouts states that a minimum of 20m² usable external amenity space should be provided for one-bedroom flats. It confirms that balconies should be provided wherever possible for upper floor flats, along with private patio or garden areas and that where usable balconies or private garden space is provided for individual units the floorspace can be deducted from the overall calculation of outdoor amenity space. No standards are provided within the London Plan. Accordingly, in total, at least 1,760m² of external amenity space should ideally be provided.

The internal courtyard gardens would provide approximately 471m² of amenity space (excluding the conservatory and potting shed) and communal areas in the form of terraces and balconies would provide approximately 150m² of amenity space. Whilst the balconies/winter gardens to the individual residential units are enclosed, these would provide bright and airy spaces with attractive outlooks and, given the nature of the scheme, it is considered that these areas add valuable amenity to the development and should be included for the purposes of such calculations. These would provide spaces of between 6m² and 12m² to the units, providing a total of approximately 731m² of space. In total, this amounts to approximately 1,352m². Informal garden areas, seating and pathways would be provided around the periphery of the site which would also contribute to the amenity space available on site, such that the total space available, including internal courtyards, terraces, balconies/winter gardens and peripheral areas would be well in excess of the minimum standards.

The scheme exceeds current standards relating to internal floor space and Council guidelines relating to external amenity space. It is considered that the proposal would adequately serve the needs of future occupiers and that it fully complies with current local, London Plan and national policies relating to residential amenity.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

A Transport Assessment has been submitted in support of the application. This confirms that the traffic generation associated with the proposed Extra Care apartments is expected to be low, with a very low number of occupants likely to own cars due to the very nature of the facility. As such, the majority of traffic associated with the development would be from staff, visitors and mini-buses to/from the Dementia Resource Centre.

25 on-site parking spaces, including four disability standard spaces, would be provided. The Planning Statement suggests that there could be up to 30 staff on site at any one time (although it should be noted the application form suggests this is lower at 21). Given the proximity of the application site to residential areas of Hayes and to bus stops and cycle lanes along Uxbridge Road it is likely some of these would however walk, cycle or use public transport. As stated above, car ownership amongst residents is expected to be very low. Furthermore, day users of the Dementia Resource Centre would be transported by mini-bus. Accordingly, based on predicted demand, which has considered parking demand at existing Extra-Care facilities in the borough, this is considered to be sufficient to cater for staff and visitors of the facility.

Notwithstanding this however, it is also proposed that up to 25 additional spaces are provided within the adjoining public car park to cater for visitors at busy times of the year. The Transport Assessment suggests overspill into the public car park would be infrequent.

Notably, no parking restrictions apply in the public car park which, despite its location

adjacent to the Beck Theatre, is currently freely available to anyone to use and not specifically for the Theatre. Therefore, even if this were not proposed, it would be difficult to prevent overflow parking from the application site taking place here at busy times. At times of site visits the car park has been extremely underused, with a small number of users parking at its western end only. The Transport Assessment confirms that even during performances at the Beck Theatre capacity remains within the car park and it is accepted that this is indeed likely to be the case for all but perhaps the busiest Christmas performances. Accordingly, this is considered to be acceptable and, notably, no objections have been raised to this by the Council's Highway Officer. It is recommended that a condition is attached requiring a car parking management plan to ensure this is appropriately managed.

Sufficient space is provided for mini-buses and ambulances associated with the facility to drop-off/pick-up passengers and manoeuvre within the site.

Cycle parking for 24 bicycles would be provided, which is considered to be acceptable for this type of development.

Trip generation from the site is expected to be very low, with staff working in shifts such that travel during peak times would be limited. As such, it is not considered that the development would have any adverse impacts on the local highway network.

Notably, no objections have been raised by the Council's Highway Engineer subject to conditions requiring the submission of a Travel Plan, to encourage staff to travel by sustainable modes of travel, a parking management plan and provision of electric vehicle charging points. As such, the development is considered to be acceptable on parking and highway grounds.

7.11 Urban design, access and security

- Urban Design

Issues relating to urban design have been addressed in part 7.03 of the report.

Whilst the proposed development, due to its increased height and footprint over the existing building, would inevitably have a greater visual impact, existing and proposed planting would provide sufficient screening such that this would nevertheless remain limited.

The building would be of a high quality modern design with well articulated elevations. Whilst a grey brick finish is currently proposed, the Council's Urban Design and Conservation Officer has recommended that a red or brown brick finish should be considered. It is not considered that refusal could be justified based on use of the proposed grey brick, particularly given the proposed tree screening around the periphery of the site. However, should planning permission be approved, full details of all external materials would be required by way of standard condition. An informative would be attached to encourage the applicant to consider use of a red or brown brick.

- Security

No objections have been raised on grounds of security by the Metropolitan Police Designing out Crime Officer and increased natural surveillance of the neighbouring open space could benefit the use of this area.

7.12 Disabled access

The submitted Design and Access Statement confirms that the proposed development will achieve high levels of accessibility with level access provided throughout, good wheelchair access to all facilities, appropriate door widths and surfacing to internal and external areas,

provision of three lifts and appropriately located accessible parking bays.

Amended plans have been received which show exterior seating around the car park and an appropriate layout to the communal bathroom to meet Changing Places criteria, following comments from the Council's Access Officer, who has confirmed the amendments are acceptable.

The applicant has argued that because the planning application was submitted prior to the 1st October that it would be unreasonable to require them to comply with new Building Regulations and this has been accepted by the Council's Access Officer, particularly given that the scheme would require separate Building Control consent in any case. Accordingly, the development is considered to adequately comply with relevant accessibility standards.

7.13 Provision of affordable & special needs housing

The Design and Access Statement confirms that 100% of the accommodation to be provided would be affordable.

7.14 Trees, landscaping and Ecology

-Trees/Landscaping

The site is currently characterised by its woodland setting and tree planting around all its boundaries. Whilst a number of trees would be removed to accommodate the development, the best quality trees would, where practical, be retained.

The south west boundary suffers from the greatest level of tree removal. However, this would be mitigated against by the adjacent woodland and proposed new tree and hedge planting towards the edge of the site.

Additional tree and hedge planting would also be provided along the south east boundary, which is, arguably, the most sensitive in terms of its impact on the MOL and Conservation Area. Tree planting is also proposed to the north east and north west of the site to provide enhanced screening.

The Council's Trees/Landscape Officer, although raising no objection to the proposed loss of trees or landscaping scheme, which is considered to be of a high quality, has however recommended better management of existing woodland adjacent to the site and the provision of additional tree planting off-site, to suitably screen the building and help to mitigate against its visual impact on the surrounding area. This would be secured by way of a condition.

- Ecology

The site falls within an area designated as a Nature Conservation Site of Borough Grade II or Local Importance. Accordingly an Extended Phase 1 Habitat Survey, Great Crested Newt Habitat Assessment and Bat Inspection Survey has been submitted in support of the application. This confirms that subject to appropriate mitigation measures the development would not have any unacceptable adverse impact on protected species. Notably, in addition to enhanced planting in and around the site the development includes the provision of a green roof, which has benefits for biodiversity. The Council's Sustainability Officer has raised no objections subject to an appropriate condition requiring further ecological enhancements.

7.15 Sustainable waste management

The plans indicate that a refuse store for general and recyclable waste would be provided within the south west corner of the site, in a location easily accessible to refuse vehicles. The Council's Waste Services Manager has notably raised no objections subject to the

provision of a slightly larger refuse store, capable of holding additional bins. This can be required by way of condition and, as such, the refuse provision is considered to be acceptable.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (2015) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 40% target reduction in carbon dioxide emissions will be achieved, where feasible.

In accordance with this policy the applicant has submitted an Energy Statement to demonstrate how the London Plan objectives will be met. In addition to energy efficient building measures relating to the building fabric, lighting, ventilation, etc, photovoltaic (PV) panels and a CHP boiler will be incorporated into the scheme. These measures would achieve a reduction in carbon dioxide emissions in excess of 40% above Part L of the Building Regulations in compliance with London Plan requirements.

The Council's Sustainability Officer has notably raised no objections to the carbon reduction measures proposed subject to a condition requiring full details of the PV panels.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone or critical drainage area and no specific issues relating to flooding in or around the site have been identified. In accordance with current planning policy a Flood Risk Assessment and Drainage Strategy has been submitted. This confirms that the proposed development will not lead to any increased risk of flooding and that sustainable urban drainage measures in the form of permeable paving and attenuation tanks would be provided, in addition to a green roof. The Council's Drainage Officer has confirmed that the details submitted are acceptable.

7.18 Noise or Air Quality Issues

- Noise

It is not considered that the development would give rise to unacceptable levels of noise given its proposed use and location. Notably, officer's in the Council's Environmental Protection Unit have raised no objections on noise grounds.

- Air Quality

An Air Quality Assessment has been submitted which confirms that the development would not have any significant impact on local air quality. Officers in the Council's Environmental Protection Unit have raised no objections on air quality grounds.

7.19 Comments on Public Consultations

The only comments received were from the Hayes Conservation Area Advisory Panel and the concerns raised are addressed in the report.

7.20 Planning obligations

Policy R17 of the Local Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open spaces, facilities to support arts, culture and entertainment facilities through planning obligations in conjunction with other development proposals.'

In this case, due to the ownership of land all necessary off-site mitigation is capable of being secured by way of grampian condition.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

Members should also consider whether a planning decision would affect human rights, in

particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

The development is considered to comply with current planning policies which seek to meet the populations growing housing needs. Furthermore, given the need for this type of accommodation and the limited visual impact the development would have on the wider area it is considered to comply with the objectives of policies which seek to protect MOL from unacceptable development.

The applicant has demonstrated that an acceptable living environment would be created for future occupants. Given the distance between the application site and the nearest residential properties, the scheme would have no adverse impact on residential amenity.

The development would have no significant impact on the local highway network and appropriate mitigation measures are recommended in the form of a Travel Plan to ensure that users of the facility are encouraged to travel by sustainable modes of transport. This would be secured by way of condition.

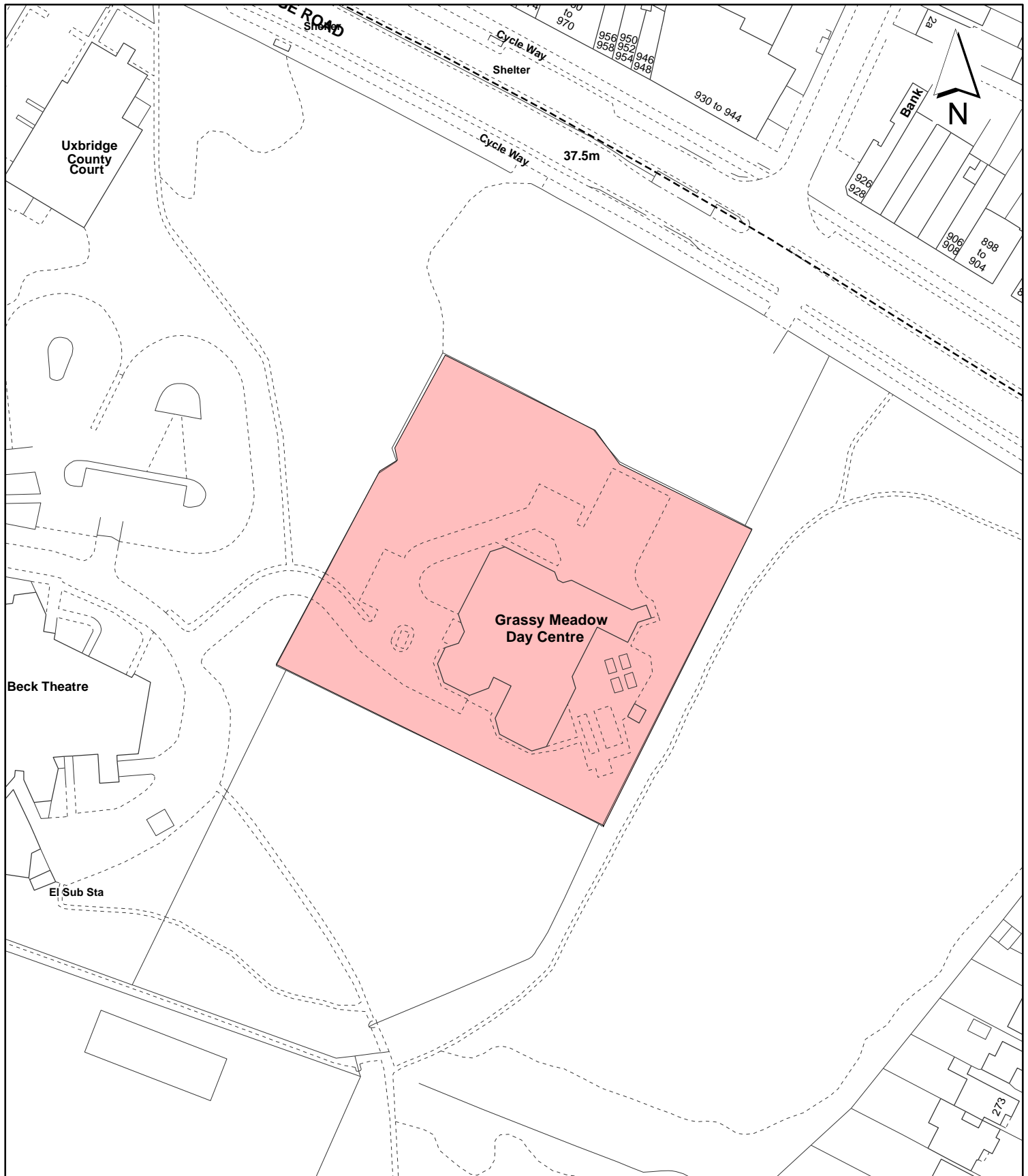
The development is considered to comply with all relevant local, London Plan and national planning policies and, accordingly, approval is recommended.

11. Reference Documents

National Planning Policy Framework
London Plan (2015)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document - Planning Obligations

Contact Officer: Johanna Hart

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Notes:

 Site boundary

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Site Address:

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Planning Application Ref:
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Planning Committee:
Major

Date:
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