

**Item No.8 Report of the Corporate Director of Planning & Community Services**

**Address** THE GRANGE PINE PLACE HAYES

**Development:** CONSTRUCTION OF COMMUNITY CENTRE AND 9 RESIDENTIAL UNITS, COMPRISING OF 5 FLATS AND 4 HOUSES.

**LBH Ref Nos:** 51065/APP/2009/546

**Drawing Nos:**

**Date Plans Received:** 18/03/2009

**Date(s) of Amendment(s):**

**Date Application Valid:** 18/03/2009

**1. SUMMARY**

This application seeks outline planning permission for the erection of a community centre and two residential blocks, one comprising 4 one-bedroom chalet cottages, and one comprising 4 one-bedroom flats and 1 one-bedroom flat. Matters relating to access, layout and scale are to be determined with appearance and landscaping reserved for future consideration.

All relevant material planning considerations have been taken into consideration in assessing the scheme and the development is considered to comply with relevant UDP and London Plan Policy. As such, approval is recommended.

**2. RECOMMENDATION**

**APPROVAL subject to the following:**

**1 OUT1 Time Limit- outline planning application**

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended)

**2 OUT2 Reserved matters - submission**

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission: -

- (a) Appearance
- (b) Landscaping

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

**3 OUT3 Approval of Details**

Approval of the details of the appearance of the buildings and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning

Authority in writing before any development is commenced.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

**4 M3 Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The details shall include the gates to the residential areas and the allotments. The boundary treatment shall be completed before the use hereby permitted is commenced. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 OM2 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 OM5 Provision of Bin Stores**

No development shall take place until details of facilities to be provided for the screened covered and secure storage of refuse and recycling bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7 DIS2 Access to Buildings for People with Disabilities**

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

## REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

### **8 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards**

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

## REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

### **9 TL4 Landscaping Scheme (outline application)**

The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme to be submitted to and approved in writing by the Local Planning Authority as part of the details of the proposed development required by condition No.2

The scheme shall include:-

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

The scheme shall also include details of the following:-

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

## REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **10 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings,

whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

#### REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **11 TL7 Maintenance of Landscaped Areas**

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. This should include details of maintenance of the green roofs. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

#### REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

### **12 H7 Parking Arrangements (Residential)**

The parking areas, including where appropriate the marking out of parking spaces, shown on the approved plans, shall be constructed prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

#### REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

### **13 M1 Details/Samples to be Submitted**

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**14**      OM14      **Secured by Design**

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

**REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.'

**15**      SUS5      **Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

**REASON**

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

**16**      SUS1      **Energy Efficiency Major Applications (full)**

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide a portion of the site's energy needs through renewable energy generation contained within the submitted Energy Report, dated March 2009, shall be integrated into the development and thereafter permanently retained and maintained.

**REASON**

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

**17**      NONSC      **Non Standard Condition**

Prior to development commencing, the applicant shall submit a construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later reuse or processing

(iv) Measures to prevent mud and dirt tracking onto adjoining roads (wheel washing)  
(v) Traffic management and access arrangements (Vehicular and pedestrian) and parking provisions for contractors during the development process, including avoidance of construction traffic within morning/evening peak hours  
(vi) Details of where storage of materials will occur during construction  
The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

**REASON**

To safeguard the amenities of surrounding areas in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**18 NONSC Non Standard Condition**

Prior to the commencement of the development, details of covered and secure cycle storage provision for 26 cycles (9 for the residential units and 17 for the community centre) shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage areas shall be completed in accordance with the agreed scheme prior to the first residential occupation of the building hereby permitted and thereafter permanently retained for so long as the development remains in existence.

**REASON**

To ensure that adequate facilities are provided in accordance with the standards set out in the Council's cycle-parking standards in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**19 NONSC Non Standard Condition**

Prior to the commencement of development, full details of the green roof proposed for the community centre shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of visual amenity in compliance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**20 NONSC Non Standard Condition**

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

**REASON**

To ensure that the occupants of the development are not subject to any risks for soil contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**21 NONSC Non Standard Condition**

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved in writing by the Local Planning Authority. The

remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority).

#### REASON

To ensure that the occupants of the development are not subjected to any risks from land contamination, in compliance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

### **22 DIS4 Signposting for People with Disabilities**

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

#### REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **23 NONSC Non Standard Condition**

Development shall not begin until a scheme for protecting surrounding dwellings from dust emitted from the construction works, has been submitted to, and approved in writing by the Local Planning Authority.

#### REASON

In the interests of residential health and amenity in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

### **24 NONSC Non Standard Condition**

A scheme for the control of potential noise emanating from the proposed community centre shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

#### REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

### **25 OM20 Grampian Planning Obligations**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improvements will be made to educational and library facilities in the vicinity of the site to meet the

needs arising from the proposed development. 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 improvement of educational and library facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Supplementary Planning Guidance on Planning Obligations.

#### **26 NONSC Non Standard Condition**

The premises shall not be used outside the following hours:

- 09.00hrs and 22.00hrs on Mondays to Saturdays;
- 12.00hrs to 22.00hrs on Sundays and Bank Holidays.

#### REASON

To safeguard the amenity of surrounding residential areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

#### **27 NONSC Non Standard Condition**

Deliveries and collections, including waste collections, shall be restricted to the following hours;

- 07.00hrs to 18.00hrs Mondays to Saturdays  
and not at all on Sundays and Bank/Public Holidays.

#### REASON

To safeguard the amenity of surrounding residential areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

### **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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national



guidance.

OL5	Development proposals adjacent to the Green Belt
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
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings 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.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

### **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            I2            Encroachment**

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

### **5            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 - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

## **6**            15                    **Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

## **7**            16                    **Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

## **8**            111                    **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).

## **9**            112                    **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.

## **10**            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 should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

**11            I19                    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).

**12            I21                    Street Naming and Numbering**

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

**13            I23                    Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

**14            I24                    Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

**15            I34                    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](http://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](http://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](http://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](http://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.

## **16**            I47                    **Damage to Verge**

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

## **17**            I58                    **Opportunities for Work Experience**

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 0PD. Tel: 020 8897 7633. Fax: 020 897 7644. email: [p.sale@btconnect.com](mailto:p.sale@btconnect.com) .

## 18

In respect of Condition 26, the Council considers that one way to ensure compliance with the condition is to enter into an agreement with the Council to make a minimum contribution of £21,527 to ensure the provision of additional/improved educational facilities locally, proportionate to the child yield arising from the development, and £392 towards the provision of additional/improved library facilities locally.

## 19

1. Special statutory provisions for the control of noise from construction sites are contained in the Control of Pollution Act 1974.

Section 60 of the Act enables local authorities to serve a notice imposing requirements as to the way in which the works are to be carried out. The notice may in particular:

- (a) specify the plant or machinery which is, or is not, to be used;
- (b) specify the hours during which the works may be carried out;
- (c) specify the level of noise which may be emitted from the premises in question or at any specified point on those premises in question or which may be so emitted during specified hours; and
- (d) provide for any change of circumstances.

Alternatively, an application for prior consent can be made under Section 61 of the Act. The application should contain particulars of:

- (a) the works, and the method by which they are to be carried out; and
- (b) the steps proposed to be taken to minimise noise resulting from the works.

The British Standard 5228 (Part 1) states that the aim at each stage of a project is to minimise levels of site noise whilst having regard to the practicability and economic implications of any measures. The standard provides a clear message that the measures should be fully considered before the works are carried out. It recommends that potentially excessive noise and vibration levels should be avoided and that this can be achieved by giving careful consideration to the design of a proposed project, the processes and equipment implied by the design and the phasing of operations. It goes on to add that a project design should be so arranged that the number of operations likely to be particularly disturbing is kept to a minimum.

During the execution of the works, the standard advises that all available techniques should be used to minimise, as far as is necessary, the level of noise to which operators and others in the neighbourhood of the start operations will be exposed. A number of measures are given for the protection of neighbouring areas, which are briefly summarised below:

- a) planning the hours of work,
- b) where reasonably practicable, ensuring the use of quiet working methods, the use of the most suitable plant, reasonable hours of working for noisy operations, and economy of speed of operations,
- c) controlling noise and vibration at source and limiting the spread of noise. The standard goes on to provide further guidance on the control of noise. The control measures are: 1) the substitution of noisy plant and processes by less noisy alternatives, 2) reducing noise from existing plant and equipment by modification or by the application of improved

sound production methods, 3) enclosure of significant sources of noise, 4) siting equipment away from noise sensitive areas or directed away from sensitive areas, shutting down of equipment when not used, and the proper use of equipment and handling of materials, 5) proper maintenance of plant and equipment.

Setting noise limits and monitoring noise levels may also be appropriate. The Council's Environmental Protection Unit should be consulted at an early stage in order to discuss whether noise limits and other measures are likely to be required.

The following measures illustrate the typical measures required within Hillingdon:

- \* no activities with the potential to cause disturbance would be permitted at night or during the evening, unless it can be demonstrated that the said activities are essential and unavoidable or, alternatively, particular circumstances exist e.g. the site will predominantly affect commercial interests. It is the normal policy to permit working Monday to Friday between 08.00 and 18.00 hours and Saturday between 08.00 and 13.00 hours. No working will be allowed on Sundays, Public or Bank Holidays. The Environmental Protection Unit should be consulted at an early stage if work is intended outside those working hours;

- \* no potentially disturbing vehicle movements would be permitted at sensitive periods unless it can be demonstrated that such activities are essential and unavoidable. In general haulage vehicles should not enter or leave the site between 1800 and 0800 hours;

- \* access to construction vehicles to the site and on local roads should be controlled so as to protect noise sensitive receiver locations. Wherever practical, construction vehicle movements through or close to sensitive locations should be avoided;

- \* sites likely to adversely affect dwellings, schools or hospitals and other sensitive locations will be required to provide a method statement and predicted noise levels. The method statement should describe the works, plant, phasing and the steps to be taken to minimise levels of noise and vibration. The British Standard 5228 provides a prediction method;

- \* noise limits may be set which reflect standards of best practice;

- \* best practicable means should be used at all times so as to minimise the emission of noise;

- \* adequate measures for the supervision of noise generating activities and monitoring of noise levels, if necessary, should be adopted. All steps should be taken at each phase of the works to minimise disturbance from noise and vibration. The guidance given in the British Standard 5228 (Part 1) Code of Practice should be followed;

- \* adequate arrangements are made for liaison and consultation with officers of the Council and the public should be put in place; and adequate arrangements should be made for the investigation of complaints.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises an approximately 0.25 hectare, irregularly shaped, long and comparatively narrow plot. The site, which is currently vacant, is located at the end of Pine Place, a Cul-de-sac located off Fredora Avenue and Fairholme Crescent. The site is bounded by public open space falling within the Green Belt to the north east; by allotments to the south east; by land forming the rear garden of a clinic to the south west; and by residential properties to the north west. The site falls within the developed area as

shown on the Hillingdon Unitary Development Plan Proposals Map.

### 3.2 Proposed Scheme

It is proposed to erect a community centre and 9 residential units on the site, with associated car parking and landscaping. The community centre, comprising a multi-purpose hall, kitchen, office, meeting rooms and WC facilities, would be located in the middle of the plot, directly at the end of the cul-de-sac. It would have maximum dimensions of approximately 21m by 11.3m by 8.5m high and would have a floorspace of 345m<sup>2</sup>. It would be largely two-storey with a small single-storey element located at its western end. Stair case enclosures would be located at either end of the building, subordinate to the main front elevation and also lower in height. A gable end element would project forward of the main front elevation and would contain the main entrance. The applicant has confirmed that the building would have pitched green sustainable roofs.

A row of four terraced 2-bedroom chalet bungalows would be located to the north east of the proposed community centre. An integrated lounge/kitchen, bathroom and 1 bedroom would be provided at ground floor level, and one bedroom would be provided in the roof space. Each bungalow would have a pitched roof with a dormer window in the rear and a small roof light to the front. Each bungalow would also have its own private garden space and garden shed to the rear.

To the south west of the community centre a residential block comprising four 1-bedroom flats and one 2-bedroom flat would be located. This building would be part two-storey, part single-storey, with three flats at ground floor level and two at first floor level. Each flat would contain an integrated lounge and kitchen, a bathroom and the relevant number of bedrooms. This block would have pitched roofs of various heights. Communal amenity space would be provided either side of the flats.

In total 23 parking spaces would be provided. 6 of these would be located in front of the proposed bungalows, and 7 adjacent to the flats. 10 spaces would be allocated to the community centre and these would be located directly in front of the building.

### 3.3 Relevant Planning History

51065/96/1011                      Former Grange Youth Club And 3 & 4      Pine Place Hayes  
Erection of a residential development comprising 5 three-bedroom houses, 4 two-bedroom flats and 4 one-bedroom flats (involving demolition of the former Grange Youth Club and 3 and 4 Pine Place) (outline application)

**Decision:** 29-08-1996      Approved

51065/A/97/1503                      Forming Part Of The Grange Y.C. & 4 Pine Place Hayes  
Erection of 2 houses and 2 flats on part of the parking area to The Grange (The Grange to be retained)

**Decision:** 08-08-2001      NFA

#### Comment on Relevant Planning History

#### **4. Planning Policies and Standards**

Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon

#### **UDP / LDF Designation and London Plan**

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

##### Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

##### Part 2 Policies:

- OL5 Development proposals adjacent to the Green Belt
- 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
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
- R10 Proposals for new meeting halls and buildings 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.



- AM14 New development and car parking standards.  
AM15 Provision of reserved parking spaces for disabled persons

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **22nd April 2009**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to 98 local owner/occupiers and the Grange Residents' Association. The application was also advertised by means of site notice. To date no letters of objection have been received.

### CRIME PREVENTION DESIGN ADVISOR

Verbally confirmed no objections subject to the standard condition requiring that security measures are implemented sufficient to achieve the 'Secured by Design' accreditation award.

### Internal Consultees

#### HIGHWAY ENGINEER

To be reported at committee. It should be noted that the submitted plans conform to pre-application advice given by the highway engineer.

#### TREES/LANDSCAPING OFFICER

##### - The site

The site is a vacant plot, running north-south, situated at the east end of Pine Place. Access from the cul de sac / end of Pine Place and the houses and gardens of house numbers 4 and 9, either side of Pine Place, line the west boundary. Public open space and allotments lie to the north and east of the site, and there is the rear garden of a clinic to the south of the site.

The submission includes a Topographical & Tree Survey (ref. 20080017/A/02) which confirms that the site is generally flat averaging approximately 50.0 metres above Ordnance Datum. This plan also shows that there are no trees on the site. There is a group of mature (4.0 metre high) Hawthorn, off-site, along the northern boundary and an Oak tree and a line of conifers 6.0 metres high, also off-site, along the southern boundary. None of these trees are protected by Tree Preservation Order or Conservation Area designation and they do not constitute a constraint on development of the site.

##### - The proposal

The proposal is to build a Community Centre with car parking in the centre of the site, opposite the site entrance. At the north end of the site a terrace of 4 houses is proposed together with parking and gardens. To the south of the Community Centre, 5 flats with parking and communal amenity space are proposed.

The Design & Access Statement refers to the landscape objectives (Section 3.5) for the site, which will include hard and soft landscaping. It notes the need to screen the bin stores. At 3.5.5 the statement assesses the size and condition of the offsite trees, which influence the site. At 3.5.3 the

report proposes that landscape conditions be dealt with by condition. The Energy Statement indicates, at 3.7.4, that the scheme may include a Living Roof. If this is for habitat creation and energy conservation, as opposed to being accessible amenity space for use by people, it will be classified as an 'extensive' roof. - A commitment to a green roof will be required at the initial design stage in order to allow for loading requirements, waterproofing and other specific construction details/cost implications associated with green roof construction.

Drawing No. 20080017/A/03 provides a layout drawing and indicative areas of hard and soft landscaping. The bin stores next to the flats could be more sympathetically sited. They appear to be in front of a wall, which is likely to have a window. The narrow strip of grass between the wall and the store will be impossible to maintain - and there is little scope for 'screening' the store. The other stores also require re-siting or screening (soft landscape/hedging) to the sides.

Opportunities for tree planting should be taken, where space permits, possibly within the paving near the bin stores of the houses and the Community Centre. The frontage to all of the buildings is very 'hard'. This could be marginally reduced by re-aligning the parking bays for the flats. Spaces 6 and 7 (for the flats) would be better aligned at right angles / opposite spaces 1 and 2. If there is any opportunity to lose any of the 10No. car spaces outside the Community Centre further opportunities would be created for landscape enhancement.

The rear garden of the Community Centre is extremely limited in size and indicated to be a soft/grassed area. If there is any likelihood that a (modest) usable outdoor area may be required, it would be more practical to provide some paving in this area.

#### - Recommendation

No objections are raised in principle subject to the above observations (which could be amended through conditions) and conditions TL5, TL6 and TL7 and details of the 'green roof'.

#### ACCESS OFFICER

It is noted from the Design & Access Statement that only one Lifetime Home Unit is proposed. This would be contrary to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Documents "Accessible Hillingdon", adopted July 2006. All units should demonstrate compliance with Lifetime Home standards.

#### ENVIRONMENTAL PROTECTION UNIT

No former uses of concern were identified at the site or in the immediate vicinity of the site. The ground conditions at the site are unknown, but there is a possibility of made ground below the areas of hard standing containing material which may be contaminated. It is strongly advised that the developer undertake contamination testing as part of any geotechnical investigation, and submit the information to the LPA.

The proposed use may be considered sensitive as it includes residential housing with gardens. Therefore as a minimum a condition to ensure that the soils in the areas of soft landscaping are tested to ensure that they are suitable for use, should be added to any permission granted.

#### S106 OFFICER

In line with the SPD a contribution or S278 agreement may be sought to address the transport matters arising from this proposal.

In line with the SPD a contribution towards education places and/or facilities is likely to be sought.

In line with the SPD a contribution towards library facilities is likely to be sought.

## EDUCATION

A contribution of £21,527 is sought towards school places in the borough.

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

The site is located within the Developed Area as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall in a conservation area or Area of Special Local Character. As such, there is no objection in principle to the provision of residential units on the site. Policy R5 of the UDP Saved Policies September 2007 resists the loss of community facilities unless adequate alternative facilities are available. Policy R10 supports the development of new community facilities. The site is currently vacant, however, it used to house a youth club. It is proposed to provide a replacement community facility comprising a 344m<sup>2</sup> community centre. As such, the proposal is considered to be in accordance with these policies, subject to meeting other relevant planning criteria.

#### **7.02 Density of the proposed development**

The site has a Public Transport Accessibility Level (PTAL) of 2. The London Plan 2008 range for sites with a PTAL of 2-3 in a suburban area is 150-250 habitable rooms per hectare (hrph) and 50-95 units per hectare. As such, based on a total site area of 2,500m<sup>2</sup> the site would have a density of 36 units per hectare and 92 hrph. Whilst this falls below London Plan standards, given that part of the site would be used to provide a community centre, this is considered to be totally acceptable.

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

N/A. The site does not fall within an Archaeological Priority Area and is not located within or near a Conservation Area or Listed Building.

#### **7.04 Airport safeguarding**

N/A. There was no requirement to consult the airport safeguarding authorities on this application.

#### **7.05 Impact on the green belt**

Policy OL5 of the UDP Saved Policies September 2007 seeks to protect the Green Belt from nearby developments which may prejudice its visual amenity. The public open space to the north east is designated as Green Belt land, however, the proposed development would be well screened from here by existing approximately 4m high mature vegetation which provides a boundary between the application site and adjoining land. The rear gardens of the proposed bungalows would back onto this part of the Green Belt, as do the rear gardens and outbuildings of properties all along this part of Pine Close. Given the significant amount of screening provided by vegetation around the edge of the open space, and single-storey height of the proposed bungalows, it is not considered that the proposed development would have any detrimental impact upon the open character or appearance of the adjacent Green Belt.

#### **7.07 Impact on the character & appearance of the area**

With the exception of the Green Belt land and allotments to the north east, and south east of the site, the surrounding area is largely characterised by residential development,

mainly comprising two-storey terraced properties. The application site previously housed a youth centre and associated parking, however, this has been demolished and the site has been vacant for some time and is currently secured by hoardings around its western boundary, fronting Pine Place. Existing fencing provides the northern and southern boundaries, and a brick wall provides the northern boundary. There are limited views of the site from the north, east and west, due to vegetation and, as such, the development will have the most significant impact when viewed from Pine Place.

The proposed community centre would comprise a roughly rectangular two-storey building. It would have a pitched roof, which combined with the fenestration, much smaller subordinate wings and gable end, reflects elements of the residential nature of the area. Car parking for 10 cars would be provided directly in front of the centre and soft landscaping would be provided around its other boundaries.

A row of four terraced chalet style bungalows would be located towards the north east side of the site, each with a private garden to the rear. Each bungalow would measure approximately 10.4m by 4.8m by 6.4m high. Dormer windows would be provided in the rear and rooflights in the front elevation. Parking for six cars would be provided in front of the bungalows.

To the south east of the site a part two-storey part single-storey residential block comprising five flats would be provided. The two-storey element would be roughly square in shape, measuring approximately 10.5m by 13.2m by 9.5m high. This would step down to a single-storey element at the southerly end of the plot, which would measure approximately 8m by 9m by 6.3m high. Amenity space would be provided around the block and 7 car parking spaces provided at the south of the site.

When viewed from Pine Close the community centre building would be clearly visible, with the proposed residential blocks largely obscured by existing residential properties along the road. However, it would be set back in the site, and the development is of a size and scale that would not appear as incongruous and over dominant in this location, or out of keeping with the character and appearance of the surrounding area.

The residential block to the south of the site and bungalows to the north would be largely obscured from view by existing residential properties, when viewed from Pine Place. However, the step down in height from the two-storey community centre to the single-storey bungalows is considered to be appropriate, especially given the more sensitive Green Belt boundary to the north. The flatted block to the south of the proposed community centre also steps down in height to single storey. This helps to ensure that the block does not appear as over dominant or out of keeping with the character and appearance of the area.

Whilst views of the proposed buildings would be available from the allotments to the east, it is not considered that they would have any significant detrimental impact on the visual amenity of users of these allotments, particularly given that a larger youth centre building used to exist on the plot, and that the residential units are of a relatively low height and scale.

Overall, it is considered that the size, scale and layout of the proposed development is visually acceptable and that it would not be out of keeping with the character or appearance of the surrounding area. The development is consistent with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

## **7.08 Impact on neighbours**

The nearest residential properties to the application site are 4 and 6 Pine Place, both of which front the road and, as such, do not directly overlook, and would not be directly overlooked by the proposed new development. The nearest proposed building to no.4 is the community centre, which is approximately 14m away. The nearest bungalow would be approximately 18.5m away. No direct overlooking would occur as a result of the development, particularly as there are no habitable room windows in the side elevation of no.4. The proposed block of flats would only be approximately 4.5m from the nearest part of no.6 Pine Place. However again, there are no habitable room windows in the side elevation of this property, and an attached garage is located on the boundary. The proposed development would not encroach on the 45 degree angle from the centre of front or rear facing windows of existing properties in Pine Place and it is not considered that it would have any significant detrimental impact on residential amenity in terms of overlooking, loss of light or loss of privacy.

Whilst access to 7 parking spaces, provided for the proposed flats, would be located immediately adjacent to the site boundary of no.6 Pine Place, an existing attached garage would provide a significant barrier between this access and the house itself. Access to 6 car parking spaces for the proposed bungalows would also be located close to the boundary with no.4. However, it is not considered that the traffic movements generated from this relatively small number of parking spaces would create significant disturbance to occupiers of 4 and 6 Pine Close sufficient to justify refusal. Notably no objections have been received from occupiers of these properties. It should also be noted that the former youth club on the site allowed significantly more parking towards both the north east and south west of the site, the access to which was also very close to the boundaries of these properties.

## **7.09 Living conditions for future occupiers**

The Council's Supplementary Planning Document on Residential Layouts states that 50m<sup>2</sup> internal floor space should be provided for one-bedroom flats and 63m<sup>2</sup> internal floor space should be provided for two bedroom flats and bungalows. Whilst the internal floor plans are indicative only at this stage, the present layout shows that each unit would meet the minimum requirements. The applicant also confirms this within the Design and Access Statement. All windows would receive adequate daylight and the amenities of future occupiers would not be prejudiced by the position of adjoining buildings. As such, it is considered that the proposed units would adequately serve the needs of future occupiers in terms of internal space.

It is noted that the location of the bin stores for the block of flats may block light to a ground floor window in the proposed 2-bedroom flat. However, details of bin stores would be required by way of condition and there is considered to be sufficient space on site to relocate this bin store if necessary.

The plans show a total of 600m<sup>2</sup> private amenity space. 210m<sup>2</sup> would be provided to the rear of the proposed bungalows to form private gardens for each property. In addition 70m<sup>2</sup> of communal amenity space would be provided in front of the bungalows, adjacent to the site's eastern boundary. This equates to an average of 70m<sup>2</sup> per bungalow which is in excess of the Council's standards which require a minimum of 60m<sup>2</sup> each for 2 bedroom houses. 165m<sup>2</sup> communal amenity space would be provided for the proposed flats towards the south of the site. This exceeds the Council's standards which require 20m<sup>2</sup> for one-bedroom flats and 25m<sup>2</sup> for two-bedroom flats.

In addition to the amenity space provided for the proposed residential units, it is also proposed to provide 155m<sup>2</sup> of communal amenity space around the community centre.

Overall, the development is provided with an appropriate level of usable amenity space to meet the needs of future occupiers, consistent with Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

7 car parking spaces, including one disability standard space, would be provided for the proposed block of flats, and 6 car parking spaces, including one disability standard space, would be provided for the proposed bungalows. Whilst this is below the Council's maximum Car Parking Standards, which require provision of 1.5 spaces per dwelling for flats and houses without individual curtilages, and 2 spaces per dwelling for houses with individual curtilages, it exceeds London Plan standards of one space or less for 1-2 bedroom units. These spaces would be specifically for the use of occupiers of the residential units, and gates would be provided to ensure they are not abused by other users of the site.

10 parking spaces, including two disability standard spaces would be provided for the community centre. The local area is served by buses, which provide regular services to Uxbridge, Northolt and Hayes. Given the site's moderate accessibility to public transport, and that the community centre would attract many people from the local area, mostly of which would live within walking distance of the site, the proposed parking provision is considered to be acceptable.

The plans indicate that cycle parking would be provided for the community centre, although no detail is provided. The Council's standards require provision of 1 space per 20m<sup>2</sup> of floorspace. As such 17 spaces should be provided. Spaces should also be provided for the residential units at a ratio of one space per dwelling. Whilst no details of this have been provided at this stage, it is considered that this could be easily accommodated within the site and, as such, should approval be granted, this could be required by way of condition.

#### **7.11 Urban design, access and security**

##### **URBAN DESIGN**

Issues relating to urban design have been largely discussed above. The size, scale and siting of the proposed buildings is considered to be appropriate in this location, and elements of the design, such as the use of pitched roofs and gable ends to the community centre and block of flats, are sympathetic to the more residential nature of the area. Further details relating to appearance are reserved for future consideration and will be required by way of condition should approval be granted.

##### **ACCESS**

Pedestrian and vehicular access to the site would be via Pine Place, and is similar to that which was in existence for the former youth centre which was located on the site. A pedestrian access link would be reinstated to allow access to the adjacent allotments. However, as the main access is from Burns Close to the east it is not anticipated that this would be heavily used.

##### **SECURITY**

It is understood that the applicant has met with the Council's Crime Prevention Design Officer at pre-application stage and a number of points surrounding security were

discussed. It is considered that this could be affectively addressed by way of condition, requiring the applicant to submit further details in this respect.

#### **7.12 Disabled access**

The applicant has confirmed that 10% of the proposed units would be built to Lifetime Homes' standards and that the development as a whole would fully comply with Part M of the Building Regulations. The Council's Access Officer has raised concerns over the lack of information provided regarding this. However, the applicant confirms that further details will be provided at the detailed design stage, and these can be required by way of condition should approval be granted.

#### **7.13 Provision of affordable & special needs housing**

There are no requirements for a scheme of this size to contribute towards the borough's affordable or special housing needs.

#### **7.14 Trees, landscaping and Ecology**

The developer has stated that in addition to the garden/amenity areas provided, landscaping would also be provided across the site, including around the site perimeter, through a combination of grassed areas, footpaths, trees and shrubs.

The Council's Trees and Landscape Officer has raised no objections in principle to the proposed scheme, subject to further details being submitted. It is considered that the location of the bin stores, and potentially a couple of the parking spaces for the flats, could be relocated/realigned to maximise the opportunity for landscaping on the site. It is also considered that there are a couple of areas where further landscaping could be provided, albeit minimal due to space constraints, which would further enhance the frontage of the site as seen from Pine Place. Further details relating to the provision of a sustainable green roof for the community centre would also need to be provided.

Full details would be required by way of reserved matters and conditions should planning permission be granted.

#### **7.15 Sustainable waste management**

The plans indicate that bin stores would be provided for the residential units. As discussed above in the report there is scope for slightly amending the location of some of the bin stores to enhance residential amenity and opportunities for landscaping. Further details can be requested by way of condition should approval be granted.

#### **7.16 Renewable energy / Sustainability**

The applicant has submitted an Energy Report with the application which looks at ways of reducing the site's energy demands, with specific reference to the proposed community centre. In addition to looking at ways of reducing energy demand through using energy efficient lighting, water conservation systems and green roofs, the report also investigates the use of various renewable energies to meet part of the centre's energy requirements. The report concludes that given the site constraints, and viability of various technologies, that the use of photovoltaics would be most suitable, and could provide a 15% reduction in the site's carbon emissions. It would be possible to provide this in combination with the green roof, which would itself improve the thermal performance of the building both during summer and winter months. Given the relatively small nature of the site, and constraints associated with the use of other renewable technologies this is considered to be acceptable. Should approval be granted, appropriate conditions can be added to ensure

a sustainable design approach is adopted and maximum use of renewable energies achieved.

#### **7.17 Flooding or Drainage Issues**

N/A. The site does not fall within a flood zone. However, building regulations on this matter will need to be complied with.

#### **7.18 Noise or Air Quality Issues**

##### **AIR QUALITY**

Given the relatively small nature of the scheme, and the previous use and associated parking on the site, the development does not raise any issues in respect of air quality.

##### **NOISE**

Events held at the community centre may potentially generate loud noise. As such, should approval be granted, conditions should be attached to ensure the building is appropriately sound insulated and noise is not an issue.

#### **7.19 Comments on Public Consultations**

N/A - No responses have been received.

#### **7.20 Planning obligations**

Policy R17 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals.

The Director of Education has advised that a contribution of £21,527 towards educational facilities in this part of the borough is required. The Council's S106 Officer has also advised that in accordance with the Planning Obligations Supplementary Planning Document a contribution of £392 towards library facilities in this part of the borough is required. The applicant has indicated that they would be willing to make this contribution, which can be secured by an appropriate planning condition.

#### **7.21 Expediency of enforcement action**

N/A.

#### **7.22 Other Issues**

##### **CONTAMINATION**

Officer's in the Council's Environmental Protection Unit have advised that there may be contaminated soil present on the site. Accordingly, should approval be granted, a condition would be added requiring the applicant to test any soils used on the site to ensure they are suitable for use.

#### **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.



In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

## **9. Observations of the Director of Finance**

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

## **10. CONCLUSION**

In conclusion, the principle of providing residential units and a new community centre on the site is considered to be acceptable and is supported by planning policy. It is not considered that the proposed development would be out of keeping with the character or appearance of the surrounding area and the impact on the amenity of adjoining properties is considered to be acceptable. Car parking provision complies with the Council's Car Parking standards and there are not considered to be any significant adverse impact associated with the development. Notably no objections have been received from local residents. As such, it is considered that the proposed development complies with the relevant UDP and London Plan policies and approval is recommended subject to conditions.

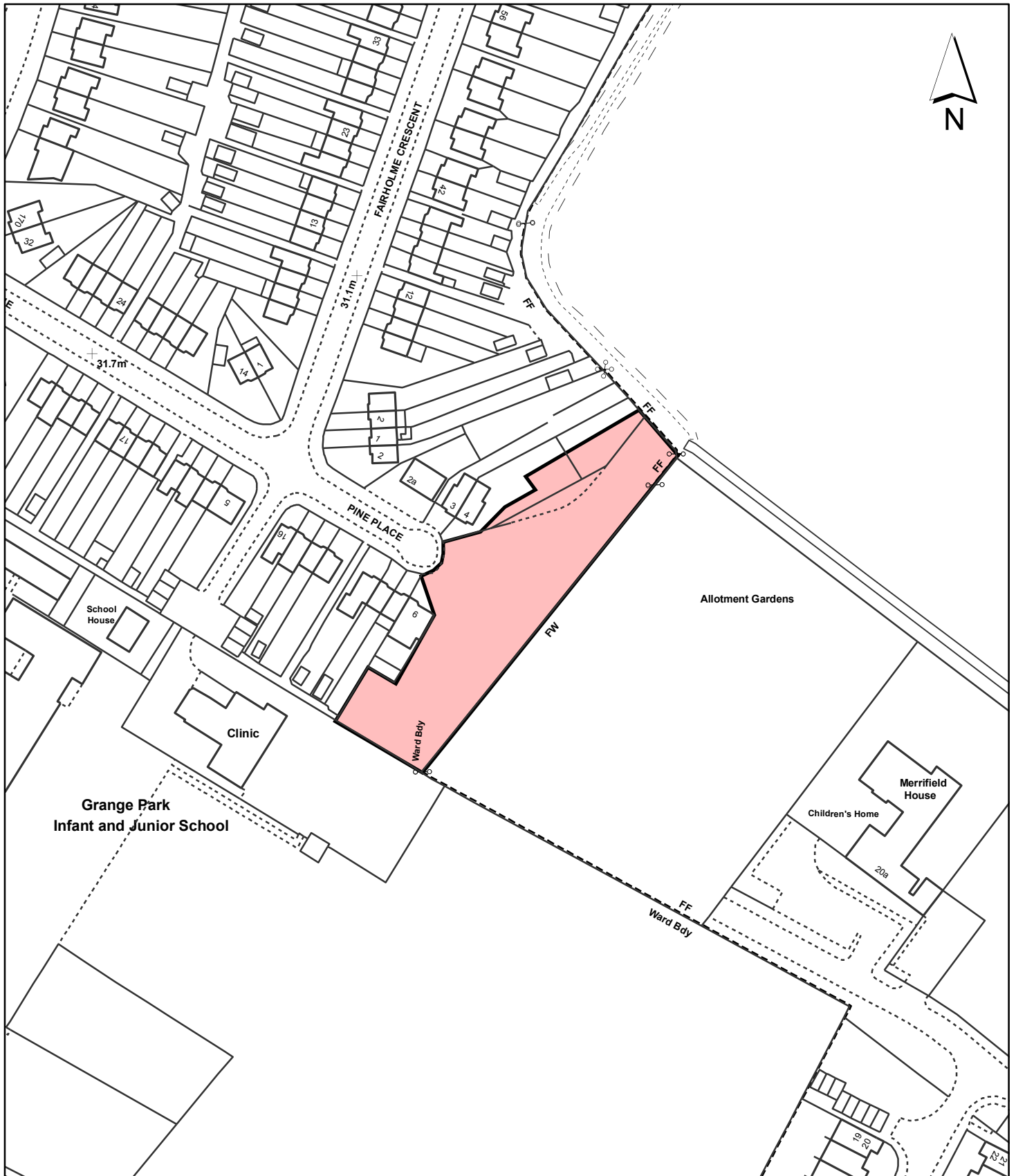
## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007  
London Plan 2008  
Planning Policy Statement 1 (Delivering Sustainable Development)


Planning Policy Statement 3 (Housing)  
Planning Policy Guidance 13 (Transport)  
Hillingdon Design and Accessibility Statement "Accessible Hillingdon"  
Hillingdon Design and Accessibility Statement "Residential Layouts"  
Council's Car Parking Standards (UDP Saved Policies, September 2007)  
Council's supplementary Planning Guidance - Planning Obligations  
Council's Supplementary Planning Guidance - Community Safety by Design

**Contact Officer:** Johanna Harfoot

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**The Grange  
Pine Place  
Hayes**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**51065/APP/2009/546**

Scale  
**1:1,250**

Planning Committee  
**Central and South**

Date  
**April 2009**



**HILLINGDON**  
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