

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX

Development: Installation of mini-roundabout and bus lay-by including re-arranged access and bus shelter

LBH Ref Nos: 9011/APP/2016/754

Drawing Nos: JPL/150581/PP
JPL/150581/TCP
10-001
11-001 Rev. A
JPL/150581/TPP
TFL/SSP/HH/APR/001
TFL/SSP/HH/APR/002
Development Site Impact Assessment & Method Statement
Un-Numbered Bus Shelter Specification Sheet

Date Plans Received: 23/02/2016 **Date(s) of Amendment(s):** 04/03/2016
Date Application Valid: 04/03/2016 23/02/2016

1. SUMMARY

This application is for the installation of a mini-roundabout and bus lay-by facility with a new bus shelter at an internal road junction on the main access road serving Harefield Hospital which runs in front of the main hospital building from Hill End Road. At this junction, the right hand road provides access to the rest of the hospital grounds, including the main areas for staff and visitor parking, with the left hand road providing the main access to the hospital entrance and reception area.

The hospital forms part of the Green Belt and is located within the Harefield Village Conservation Area. The proposal would involve an additional area of road surface, but it is considered that this would not have any significant impact of the openness of the Green Belt, or the character and appearance of the conservation area, given the siting of the access road, close to existing buildings. Furthermore, the proposal would involve the loss of 8 trees and an area of mown grass, but the Council's Tree and Landscape Officer advises that the trees do not have any significant amenity value and their loss is acceptable, subject to the provision of the landscaping scheme, which proposes 10 new/replacement trees.

The proposed road works and bus shelter would be sited away from the site boundaries so that surrounding residential properties would not be affected.

The Highway Engineer and TfL are supportive of the proposals, which will assist in improving the hospital's internal access arrangements, particularly for buses and emergency vehicles.

The application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers TFL/SSP/HH/APR/001, TFL/SSP/HH/APR/002, Un-numbered Bus Shelter Specification Sheet and JPL/150581/PP 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 (March 2016).

3 COM5 General compliance with supporting documentation

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

Development Site Impact Assessment and Method Statement

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 Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM8 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).

5 COM9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.a Hard Surfacing Materials
- 2.b Street/External Lighting
- 2.c Other structures (such as road furniture)

3. Details of Landscape Maintenance

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

4. Other

- 4.a Existing and proposed functional services above and below ground
- 4.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 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan 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 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.

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

NPPF9	NPPF - Protecting Green Belt land
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 6.12	(2016) Road Network Capacity
LPP 7.2	(2016) An inclusive environment
LPP 7.16	(2016) Green Belt
LPP 7.21	(2016) Trees and woodlands
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE4	New development within or on the fringes of conservation areas
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
AM3	Proposals for new roads or widening of existing roads

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located within the built envelope of Harefield Hospital and forms an irregular shaped area centred upon a road junction on the main access road into the hospital grounds from Hill End Road, immediately to the north of the eastern wing of the 'Gullwing' main hospital building.

The main hospital building is locally listed whereas other buildings within the hospital grounds are Grade II statutorily listed, but these are sited to the west of the main hospital buildings.

The hospital site is designated by the Hillingdon Local Plan: Part Two - Saved UDP policies as a major developed site within the Green Belt. The southern part of the hospital grounds, including the main hospital buildings and the application site also form part of the Harefield Village Conservation Area. In addition, the site also forms part of the Harefield North Archaeological Priority Area and the Colne Valley Archaeological Priority Zone and it is included within the Colne Valley Regional Park.

3.2 Proposed Scheme

The proposal is to install a 20.5m diameter mini-roundabout to replace a 'T'-junction on the main internal access road serving the hospital. A bus lay-by would be sited immediately to the east of the new roundabout, on the northern side of the access road and the existing footpath would be diverted to the back of the lay-by and around the roundabout to re-connect with the retained footpath on the access road leading to the rest of the hospital grounds. A bus shelter with a seat would be installed at the bus lay-by, at the back of the footpath.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history relating to this application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

NPPF9 NPPF - Protecting Green Belt land
NPPF11 NPPF - Conserving & enhancing the natural environment
NPPF12 NPPF - Conserving & enhancing the historic environment
LPP 6.12 (2016) Road Network Capacity
LPP 7.2 (2016) An inclusive environment
LPP 7.16 (2016) Green Belt
LPP 7.21 (2016) Trees and woodlands
OL1 Green Belt - acceptable open land uses and restrictions on new development
OL2 Green Belt -landscaping improvements
BE4 New development within or on the fringes of conservation areas
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
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
AM3 Proposals for new roads or widening of existing roads

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th April 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed on site. No responses have been received.

HAREFIELD VILLAGE CONSERVATION AREA PANEL:

The Panel has no objections to the proposal.

Internal Consultees

CONSERVATION/URBAN DESIGN OFFICER:

The Hospital Buildings directly adjacent to the site date from the 1930s and are Locally Listed. The hospital site also falls within the Harefield Village Conservation Area. Whilst there are no objections to the redesign of the access road and the addition of a new bus stop in principle, it will be important that the lost trees are replaced with appropriate new ones and ideally more soft landscaping

introduced to enhance the setting of the heritage assets. Is there any potential here to do more with the roundabout in terms of planting or a feature?

HIGHWAY ENGINEER:

I have reviewed the amended scheme for a new internal bus stop within Harefield Hospital. The proposed scheme provides an opportunity for buses to turn round and for passengers to board services in a central location within the hospital. The proposals are on private land and TfL have amended the scheme, provided swept paths and a taper has been added to the bus stop exit, I have no significant concerns over the latest proposals.

TREES/LANDSCAPE OFFICER:

Landscape Character/ Context:

Site Description: The site is occupied by an estate road accessing the hospital grounds from Hill End Road. The hospital buildings are situated to the south of the road and there is a green open space to the north. This has a parkland style of close mown grass with specimen tree planting.

Landscape Planning designations: There are no Tree Preservation Orders affecting the site. The site lies within Harefield Village Conservation Area, a designation which protects trees.

Landscape constraints/opportunities: Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment.

- 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.

Landscape Considerations:

- The submission is supported by a Tree Survey which assesses the condition and value of the existing trees, a tree strategy based on an arboricultural impact assessment, an arboricultural method statement and tree protection measures.
- The report confirms that the trees directly affected by the proposal are of fair or poor quality. Trees ref. T03, T04, T05, T06 and T07 are all C and U grade trees which will be removed to facilitate the development.
- The report also recommends the removal of T01, T09 and T12, due to their poor structural condition and low amenity value.
- The three larger trees, poplars (T14, 15 and 16) will be retained and protected.
- The Tree Planting Plan, by Bartlett, shows 10No. new/replacement trees to the north of the access road and to the west of the side road.
- Replacement planting will be composed of 10No. 'heavy standard' Cherry trees (12-14cm girth). The planting specification does not detail the proposed species or variety.
- 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 COM8, COM9 (parts 1, 2, 4 and 6) and COM10

ENVIRONMENTAL PROTECTION UNIT (NOISE): No adverse comments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In terms of Policies OL1 and OL2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, the proposed road works are considered to represent appropriate development in the Green Belt that would not be harmful to its openness.

7.02 Density of the proposed development

Not applicable to this proposal.

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

Harefield Hospital lies within the Harefield North Archaeological Priority Area and the Colne Valley Archaeological Priority Zone, the south eastern corner of the hospital grounds, including the main built-up envelope of the hospital buildings form part of the Harefield Village Conservation Area and the hospital grounds contain a number of statutory and locally listed buildings, including the locally listed 'gullwing' building and the Grade II statutory listed Harefield Park and the stable blocks to the north east and south east of this building.

However, given the nature of the works, the proposal would not be likely to have any adverse impact on these heritage assets. The Council's Conservation/Urban Design Officer advises that there are no objections in principle to the scheme. In terms of the scope for enhanced planting and/or making the roundabout more of a feature, it is considered that the scheme for 10 replacement 'heavy standard' Cherry trees is sufficient mitigation for the trees that will be removed, which are of fair to poor quality.

7.04 Airport safeguarding

No airport safeguarding issues are raised by this proposal.

7.05 Impact on the green belt

The scheme will involve additional hardstanding and the installation of a bus shelter but it is considered that as the works would be within the built-up envelope of hospital buildings and replacement and new tree planting is being provided that will help screen the works from the open Green Belt land to the north, the impact of the works on the openness of the Green Belt would be negligible.

7.07 Impact on the character & appearance of the area

The proposal would have minimal impact on the street scene.

7.08 Impact on neighbours

Given the nature of the works, there would be no impact on surrounding residential properties through loss of sunlight, dominance or loss of privacy. The proposed bus shelter would be sited some 68m from the nearest residential boundary which would be on the opposite side of Hill End Road.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Buses currently enter the hospital grounds using the main access road and turn around by using the island in front of the main hospital entrance and reception area. This route is also used by emergency vehicles to deliver patients to the hospital entrance. These movements can result in conflict, causing congestion and delay.

The proposal would allow buses to turn around earlier, using the mini-roundabout and thereby avoiding the need to access the hospital entrance and forecourt area. With the lay-by, emergency vehicles would not be held up by buses waiting on the road for passengers to alight/board and similarly, buses would not be delayed by emergency vehicles. The proposed bus shelter represents an improvement on existing bus waiting facilities, which

would be DDA compliant.

7.11 Urban design, access and security

Relevant planning issues have been considered in other sections of this report.

7.12 Disabled access

The proposed works would be DDA compliant.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Trees and Landscaping

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscape Officer advises that the proposal would directly involve the removal of 5 trees, but these are all C and U grade trees which are fair or poor quality. A further 3 trees would be removed due to their poor structural condition and low amenity value. The 3 larger Poplar trees further back from the access road would be protected and retained and the proposed landscaping scheme involves 10 new/replacement trees to the north of the access road and to the west of the side road, comprising 'heavy standard' Cherry trees (12-14cm girth). On this basis, the Landscape/Tree Officer advises that the scheme would be acceptable in terms of Policy BE38

Ecology

The trees to be removed are not large specimens and not particularly significant for wildlife so that any ecological value would be mitigated by the replacement/new trees.

7.15 Sustainable waste management

Not applicable to this scheme.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

This is not a flood risk area and the additional hardstanding would not give rise to any discernible increase in the flood risk, given the rural surroundings so that sustainable drainage conditions are not required.

7.18 Noise or Air Quality Issues

Air Quality Issues:

The scheme is aimed at reducing vehicular conflict and congestion on site so that any impact, even if minimal, is likely to be beneficial.

Noise Issues:

There would be no material noise impact of the proposed works and the Environmental Health Officer raises no concerns.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning Obligations

The application raises no S106 or CIL requirements.

7.21 Expediency of enforcement action

The application and site raises no enforcement issues.

7.22 Other Issues

No other issues are raised by this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

circumstances.

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

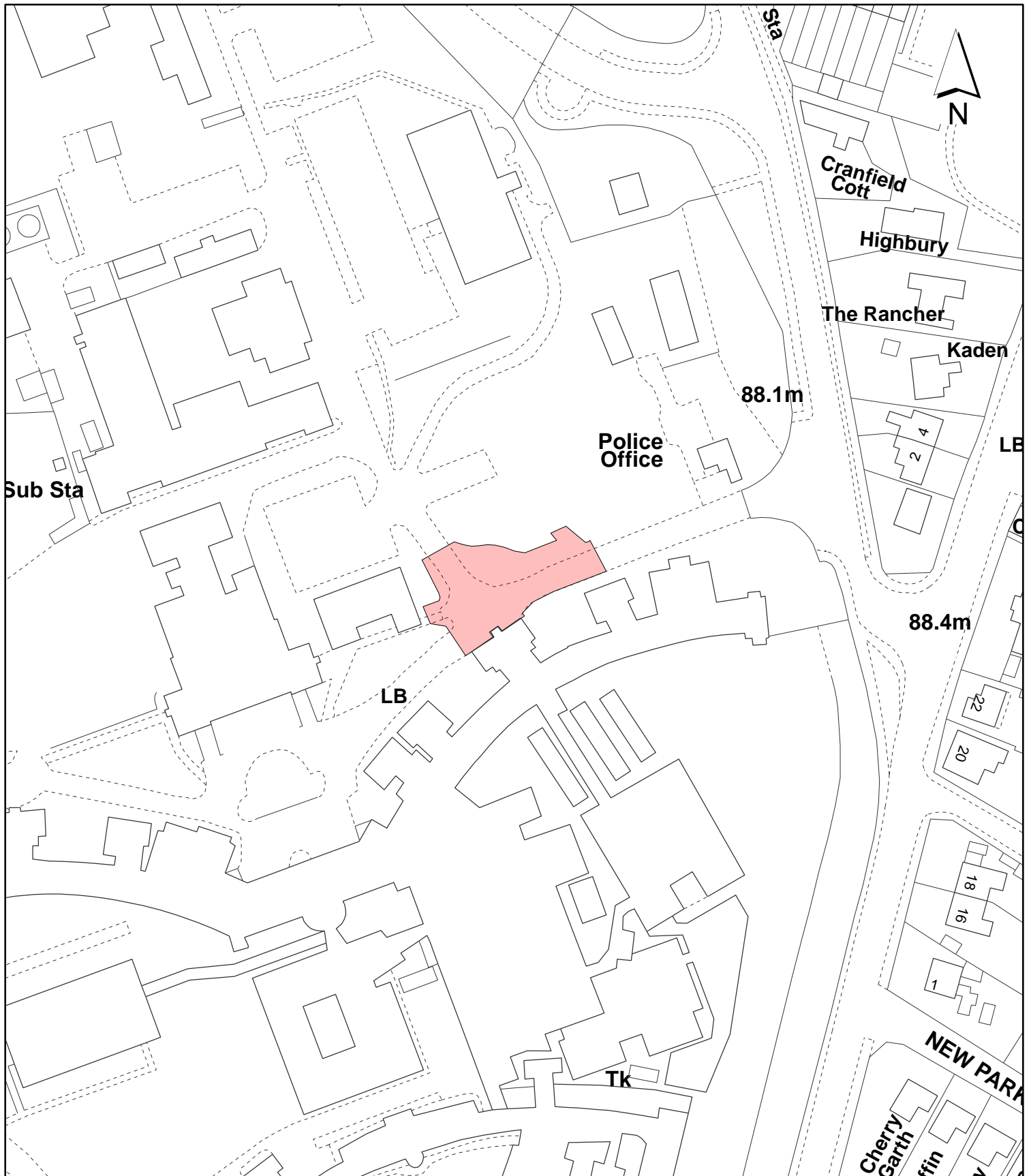
The proposed road works would have a minimal impact in terms of the openness of the Green Belt and the character and appearance of the Harefield Village Conservation Area and the proposed works would improve access arrangements at the hospital. The scheme is recommended for approval.

11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (March 2015)
Hillingdon Local Plan (November 2012)

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Harefield Hospital
 Hill End Road
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
9011/APP/2016/754

Scale:
1:1,250

Planning Committee:
North

Date:
November 2016



HILLINGDON
 LONDON