

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 COM7 Materials (Submission)

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

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

REASON

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

4 NONSC Non Standard Condition

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Unitary Development Plan Saved Policies

5 COM15 Sustainable Water Management

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

i. provide information about the design storm period and intensity, the method employed to

delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

6 TW10 Tree Works - Coppicing

The stem(s) of the tree(s) to be coppiced shall be cut down to approximately 500mm high to leave a coppice stool. The final cut/s shall remove the felling hinge/s and shall be made / angled in such a manner as to promote the subsequent re-growth of the tree(s).

The works shall be carried out in accordance with the recommendations contained in BS3998: 2010 - "British Standard Recommendations for Tree Work".

Reason

In order to protect health of the tree and the visual amenity of the area.

7 TW8 Replacement of Protected Trees (TPO) - Approval

The tree(s) to be felled in pursuance of this consent shall be replaced in accordance with the details set out in the application. The replacement tree(s), which shall be of 'Standard' size (about 2 m high) and short-staked for support, shall be planted during the first planting season following the felling works hereby permitted. Thereafter, the replacement tree(s) shall be retained indefinitely and maintained (watered and weeded during the spring and summer) for at least 5 years, or until established.

REASON

In order to comply with the requirements of Section 206 of the Town and Country Planning Act 1990.

8 TW9 Tree Works - Re-pollarding

The re-growth / re-grown crown of the tree to be re-pollarded shall be removed. All pruning cuts shall be made above the previous pruning / pollard points in such a manner so as to minimise the impact to the tree(s) health and encourage the continued formation of a pollard head.

The works shall be carried out in accordance with the recommendations contained in BS3998: 2010 - "British Standard Recommendations for Tree Work". Climbing irons or 'spikes' shall not be used during the execution of this work.

Reason

In order to protect health of the tree and the visual amenity of the area.

9 COM26 Ecology

No development shall take place until a scheme to protect and enhance the nature conservation interest of the site has been submitted to and approved by the Local Planning Authority.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.19.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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.

2 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

3

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to an existing petrol station located on the North Western side of the High Road. The site is broadly a rectangular in shape and is bordered by the High Road Eastcote and the River Pinn to the North and the residential properties on Flag Walk to the South.

The street scene is primarily residential in character and appearance. The site is also

approximately 22 m away from a Grade II Listed Building (The Black Horse Public House).

The application site lies within the Eastcote Village Conservation Area and the Developed Area as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is also covered by TPO 20 and part of the site to the rear lies within the river bank protection area; an area forming links in a green chain and Flood zones 2 and 3.

3.2 Proposed Scheme

The proposal is for the variation of condition No. 2 (Approved Plans) of planning permission ref:3689/APP/2015/2851 dated 23/12/2015 to relocate the staff parking, alter the location of the shop, increase canopy height, alterations of various glazed elements and the relocation of the bin store.

3.3 Relevant Planning History

3689/AA/82/9119 Eastcote Motor Services High Road Eastcote
Erec. of an int. illum. pole sign - (TERRY'S TYRES/WORKSHOP SITE).

Decision: 04-02-1983 Approved

3689/AC/85/0825 Eastcote Motor Services High Road Eastcote
Extension/Alterations to petrol/service station(P) of 935sq.m. (EASTCOTE MOTOR SERV/FILLING STN SITE)

Decision: 25-09-1985 Approved

3689/AD/86/1021 Eastcote Motor Services High Road Eastcote
Section 53 Det. - (EASTCOTE MOTOR SERVICES/FILLING STATION SITE) - *DUPLICATE SUFFIX USED IN ERROR!*

Decision: 04-08-1986 GPD

3689/ADV/2005/105 Texaco Garage High Road Eastcote
INSTALLATION OF NON-ILLUMINATED CANOPY SURROUND AND SHOP FASCIA SIGNS (RETROSPECTIVE APPLICATION) - APPROVAL
INSTALLATION OF ENTRY AND EXIT SIGNS - REFUSAL

Decision: 12-12-2005 SD

3689/ADV/2005/110 Q8 Petroleum Ltd High Road Eastcote
INSTALLATION OF INTERNALLY ILLUMINATED FREE-STANDING DISPLAY UNIT

Decision: 30-12-2005 Refused **Appeal:** 04-05-2006 Dismissed

3689/ADV/2005/90 Q8 Service Station High Road Eastcote
INSTALLATION OF AN INTERNALLY ILLUMINATED FREESTANDING SIGN (RETROSPECTI

APPLICATION)

Decision: 30-09-2005 Approved

3689/ADV/2006/116 Texaco Garage High Road Eastcote
INSTALLATION OF AN INTERNALLY ILLUMINATED SLIM LINE BOX SIGN ABOVE ATM
MACHINE

Decision: 09-03-2007 Approved

3689/ADV/2006/5 Texaco Service Station High Road Eastcote
INSTALLATION OF NON-ILLUMINATED ENTRANCE AND EXIT SIGNBOARDS

Decision: 13-03-2006 Refused

3689/ADV/2007/40 Texaco High Road Eastcote
RETENTION OF INTERNALLY ILLUMINATED FREE-STANDING TOTEM SIGN

Decision: 08-10-2009 Refused

3689/AE/86/1507 Eastcote Motor Services High Road Eastcote
Extension/Alterations to Retail premises (P) (EASTCOTE MOTOR SERVICES/FILLING STATIC
SITE).

Decision: 09-01-1987 Refused **Appeal:** 24-11-1987 Dismissed

3689/AF/87/3132 Eastcote Motor Services High Road Eastcote
Installation of part internally illuminated fascia

Decision: 07-01-1988 Approved

3689/AG/87/2204 Eastcote Motor Services High Road Eastcote
Replacement shopfront

Decision: 07-01-1988 Approved

3689/AJ/92/0469 Eastcote Motor Services High Road Eastcote
Tree surgery to 1 Ash (T1) on TPO 20 including raising the crown to 2.5m over the pavement ar
to 5.5m over main road and to 1 Oak (T2) including crown thinning by 10% and raising crown to
2.5m over the pavement and to 5.5m over main road

Decision: 05-05-1992 Approved

3689/AK/92/1293 Eastcote Motor Services High Road Eastcote

Demolition of sales building (Application for Conservation Area Consent)

Decision: 19-02-1993 Approved

3689/AL/92/1294 Eastcote Motor Services High Road Eastcote
Erection of sales building and jet wash facility

Decision: 19-02-1993 Approved

3689/APP/2001/2187 Q8 Service Station High Road Eastcote
REDEVELOPMENT OF SERVICE STATION

Decision: 20-02-2002 Refused **Appeal:** 02-05-2003 Withdrawn

3689/APP/2001/2294 Q8 Service Station High Road Eastcote
DEMOLITION OF EXISTING BUILDINGS (APPLICATION FOR CONSERVATION AREA
CONSENT)

Decision: 20-02-2002 Refused **Appeal:** 02-05-2003 Withdrawn

3689/APP/2002/2137 Q8 Service Station High Road Eastcote
REDEVELOPMENT OF PETROL FILLING STATION INVOLVING DEMOLITION OF EXISTING
BUILDINGS AND ERECTION OF NEW SALES BUILDING, CANOPY, PUMPS, CAR WASH,
PLANT ROOM WITH ASSOCIATED WORKS, BOUNDARY TREATMENT AND LANDSCAPING

Decision: 21-03-2003 Approved

3689/APP/2002/2142 Q8 Service Station High Road Eastcote
DEMOLITION OF EXISTING BUILDINGS (APPLICATION FOR CONSERVATION AREA
CONSENT)

Decision: 21-03-2003 Approved

3689/APP/2006/3583 Texaco High Road Eastcote
INSTALLATION OF CASH POINT ATM AT PETROL STATION

Decision: 09-03-2007 Approved

3689/APP/2013/1694 Eastcote Motor Services High Road Eastcote
4 x two storey, 4-bed detached dwellings with associated parking and amenity space, involving
demolition of existing petrol filling station

Decision: 25-11-2015 NFA

3689/APP/2013/1929 Eastcote Motor Services High Road Eastcote
4 x two storey, 4-bed detached dwellings with associated parking and amenity space, involving demolition of existing petrol filling station (Conservation Area Consent)

Decision: 26-08-2014 NFA

3689/APP/2015/2851 Eastcote Motor Services High Road Eastcote
Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station

Decision: 23-12-2015 Approved

3689/APP/2016/2111 Eastcote Motor Services High Road Eastcote
Details pursuant to conditions 3 (Materials), 4 (Written Statement of Investigation), 5 (Sustainable Water Management) and 9 (Nature Conservation Scheme) of planning permission Ref: 3689/APP/2015/2851 dated 23/12/2015 (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station)

Decision: 29-07-2016 Refused

3689/APP/2016/3434 Eastcote Motor Services High Road Eastcote
Details pursuant to conditions 3 (Materials), 4 (Written Scheme of Investigation) and 9 (Nature Conservation Scheme) of planning permission Ref: 3689/APP/2015/2851 dated 23/12/2015 (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station)

Decision: 15-11-2016 Approved

3689/APP/2016/3605 Eastcote Motor Services High Road Eastcote
Details pursuant to discharge conditions No. 5 (Sustainable Water Management) of planning permission Ref: 3689/APP/2015/2851 dated 23/12/2015 (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station)

Decision:

3689/AR/94/1042 Q8 Service Station High Road Eastcote
Redevelopment of service station including new sales building, car wash, canopy and ancillary services

Decision: 14-07-1994 Withdrawn

3689/AS/94/1144 Q8 Service Station High Road Eastcote
Redevelopment of petrol service station

Decision: 02-08-1995 Refused **Appeal:** 02-08-1995 Dismissed

3689/AT/94/1509 Q8 Service Station High Road Eastcote
Demolition of existing service station buildings (Application for Conservation Area Consent)

Decision: 02-08-1995 Refused **Appeal:** 02-08-1995 Dismissed

3689/X/78/0863 Eastcote Motor Services High Road Eastcote
Commercial garage,road haulage depot etc (P) (EASTCOTE MOTOR SERVICES/FILLING STATION SITE).

Decision: 11-02-1980 Refused

Comment on Relevant Planning History

3689/APP/2002/2137 - Redevelopment of petrol filling station (approved)
3689/APP/2001/2187 - Redevelopment of petrol filling station (refused)
3698/AS/94/1144 FUL - Redevelopment of petrol filling station (refused, dismissed at appeal)

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.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE1 Development within archaeological priority areas

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE3 Investigation of sites of archaeological interest and protection of archaeological remains

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

BE4 New development within or on the fringes of conservation areas

OE1 Protection of the character and amenities of surrounding properties and the local area

OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th December 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

33 neighbours were consulted for a period of 21 days expiring on the 30 November 2016 and the site notice was erected on the lamp post in front of the site.

9 responses were received, both supporting and objecting and raising the following issues:

- The area needs new and up to date facilities. The old garage is not fit for use, too dark and small.
- Insufficient consultation, Hillingdon continues to be selective of those residents that it effects in its notifications. Flagrant deviation from honesty and openness displayed by the planning department.
- The higher canopy would mean more light pollution effecting our and other properties facing the garage.
- I am against any trees being removed behind the petrol station running along the River Pinn as these block the view and noise of the petrol station from my bedroom window.
- The 24/7 opening already causes noise disruption any additional lighting would further impact on my property.
- The trees along the River Pinn are deciduous and therefore loose their leaves in winter making the petrol station more visible.
- With the withdrawal of the jet wash it would be good to see a revised Horticultural Plan and planting proposals.
- I query the number of mature trees and shrubs being removed, this should be revisited.
- Any canopy and floodlights including the totem pole should be suitably reduced during the night.
- The vacuum and tyre pressure equipment should be turned off between 20.00 till 07.00.

A petition with 34 signatures objecting to the proposal on the basis of the raising of the canopy resulting in increased noise and light pollution was also submitted.

Officer response: The statutory requirement for consultations is for the immediately adjoining neighbours and/or a site notice to be displayed on or near the site. Hillingdon Borough Council both display a site notice and notify neighbours within the immediate locality, including those to the front and rear which in this case are separated by the road and the river respectively. In addition an advertisement was placed in the Uxbridge Gazette in 16th November.

Eastcote Residents Association - The combination of the height and size will create a structure that is too bulky and thus intrusive into the Conservation Area. There also appears to be some discrepancy between the drawings and the actual current situation which suggests that somewhere along the line, the relative heights given for the canopy may not be correct. The height of the current canopy says 3.6 m, but the drawing shows the existing canopy at 4 m and the new canopy at 4.6 m. In addition the residents in Flag Walk opposite feel that the greater height will allow for even more light to shine into their back gardens and the rear of their homes, which already adversely affects

them.

Eastcote Village Conservation Panel - The original application shows a much longer and wider canopy but at a height of the current structure. This proposal increases the height of the canopy by 1 m. The applicants do not give a reason for wanting the increase in height and to our knowledge the current height has not caused any problems to the operation of the petrol station. The Panel considers that raising the height in conjunction with the already increased depth and width will be over dominant and detrimental to this part of the Eastcote Village Conservation Area.

Environment Agency - They previously commented to advise they initially objected due to the lack of an adequate buffer zone and lack of ecological enhancement. Additional information supplied outlines that the enhancements and considerations previously requested are unachievable due to constraints beyond our remit. Lighting and overshadowing remain an issue and artificial lighting is greater than our requirements. The lighting levels proposed cannot be reduced as they are a health and safety requirement for a petrol station. Tree cover is still an issue, we would require a minimum of 50/50% light and shade, however we understand there are restrictions in this regard due to the TPO's in place. If a green roof is a legitimate fire risk, then we agree it need not be included. For storage of pollutants underground we expect operators to adopt appropriate engineering standards. Existing tanks should be removed to reduce risk of leakage. Should contamination not previously identified be found at the site, no further development shall be carried out until the developer has submitted a remediation strategy. A condition for a scheme to protect and enhance the nature conservation interest of the site was previously imposed and details submitted for the discharge of the condition in The Ecology Protection and Enhancement Strategy were considered acceptable and in line with the requirements stipulated by the Environment Agency.

Historic England - The proposed variation does not alter our previous archaeological advice. This required a condition requiring a two stage process of archaeological investigation. Details for this have subsequently been submitted and found acceptable.

Internal Consultees

Conservation and Urban Design - No objection.

Highways - The changes between the approved scheme and the amended version appear to be relatively small. There are no jet wash bays in the new scheme but a staff parking bay is added which means there will be 6 parking bays on site. I do not think the changes will significantly change the highways impact of the scheme as a result.

Trees/Landscape - The site is covered by TPO 20.

It is unclear whether or not the requested amendments will affect the retained trees. The applicant's arboriculturist will need to assess the amendments and either provide a written statement to say they will not, or provide details on

how the trees will be protected. Please re-consult on receipt of the requested information

Officer response: Additional details including a site layout has been submitted and the Tree Officer has confirmed that the proposal is acceptable.

Floor and Water Management -

This proposes to move the staff parking into the floodplain. This increase the risks to those using the parking site and cars now placed in this high risk location and no mitigation or management provided. These alterations also appear to increase the hard surfacing on the site and therefore the run off, which will also need to be mitigated.

Environmental Protection - No comments on this one

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is currently in use as a petrol service station with a shop, jet wash and air /water unit. The proposed redevelopment of the site to provide an upgraded facility, with the repositioning of an enlarged shop and air/water and vacuum units was previously considered under application 3689/APP/2015/2851 and found acceptable.

7.02 Density of the proposed development

Not applicable to this development.

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

The site is situated within the Eastcote Village Conservation Area. A detailed assessment of the design merits of the proposed development has been provided in the 'Impact on the Character and Appearance of the Area' section below.

It is noted that the Conservation Officer previously advised that the retention of a petrol station on this site is welcomed. It is considered that the layout would constitute an improvement, hopefully enabling the site to be used more productively. It is noted that some trees would need to be removed, and it will be important to ensure that adequate and appropriate replacement planting is introduced. They have no objections with regard to the proposed amendments currently under consideration. It is therefore considered that the proposal would not constitute a negative impact on the character and appearance of the Eastcote Village Conservation Area and thereby complies with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Extensions (December 2008). Policy BE4 reflects the relevant legal duties.

7.04 Airport safeguarding

Not applicable to this development.

7.05 Impact on the green belt

Not applicable to this development.

7.06 Environmental Impact

With regard to groundwater and contaminated land, the Environmental Protection Unit has not raised any objections to the proposal.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan Part two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of the existing and adjoining sites.

The proposal relocates the shop building from the rear of the site to the North Eastern side. It measures 10.6 m in depth by 19.65 m in width with a flat roof of 3.95 m in height and is set back 2.25 m from the front boundary and between 0.9 m and 1.4 m from the side boundary, where it slopes out towards the front. This is of a similar scale to that previously approved but has been re-positioned further away from the rear boundary and slightly closer to the side boundary. The petrol pumps with the canopy above remain centrally located. This proposal also includes the raising of the height of the canopy by 0.5 m to 5.5 m as detailed on the submitted scaled drawings. It is considered that the layout would constitute an improvement, hopefully enabling the site to be used more productively. The design and scale of the proposals are in keeping with the character of the existing unit and the wider Conservation Area. As such, the proposal complies with the requirements of

policies BE4, BE13 and BE19 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

Policy OE1 and BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not breach the 45 degree guideline when taken from the rear elevation of the neighbouring dwelling, ensuring no significant loss of light, loss of outlook or sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012).

The proposed shop building will be located parallel with and set back between 0.9 m and 1.4 m from the boundary with Willow Tree House, which is in turn positioned 17.2 m from the shared boundary line. At a distance in excess of 18.1 m and with no rear windows to the building it is not considered that the proposal would result in any additional impact to the neighbouring dwelling. It is acknowledged that the building may result in some overshadowing of part of the garden to the side of the house, however the property is set in a large plot and given the well established hedgerow along the boundary it is not considered that this would result in a significant increase to that which already exists.

Concern has been raised by nearby residents with regard to the increase in noise, disturbance and light pollution, particularly in regard to the increased height of the canopy. This is an existing petrol station with shop facility, which already has 24 hour opening. The proposal would upgrade the facilities but the operation will be as existing. It is noted that the canopy will be raised by 0.5 m, however as the lighting will be under the canopy, directed downwards it is not considered that there would be a significant increase in light spill to the properties on Flag Walk, which are in excess of 25 m away. It is noted that the Environmental Protection Officer has not raised any concerns in regard to this amendment. It is therefore considered that the proposal would not result in any additional or unacceptable impact on the surrounding properties to that already in existence. As such it is not considered that there would be any unacceptable detrimental impact on amenity of neighbouring occupiers. As such the proposal complies with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this proposal.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This proposal retains the existing use of the site as a service station, maintaining access into the site, fuel pumps and new forecourt shop via the existing access points. The Highways Officer has advised that the changes between the approved scheme and the amended version appear to be relatively small. There are no jet wash bays in the new scheme but a staff parking bay is added which means there will be 6 parking bays on site. The proposed changes are not considered to significantly change the highways impact of the current revised proposal from the scheme previously granted approval.

7.11 Urban design, access and security

Not applicable to this proposal.

7.12 Disabled access

Not applicable to this proposal.

7.13 Provision of affordable & special needs housing

Not applicable to this proposal.

7.14 Trees, Landscaping and Ecology

The site is covered by TPO 20 and is also within the Eastcote Village Conservation Area. There are several high value trees on and adjacent to the site. These include several mature Ashes, several semi-mature Cedars, a mature Weeping Willow and a belt of Ash and Alder along the bank of the River Pinn. These trees significantly contribute to the arboreal character and amenity of the area; they also contribute to the local biodiversity.

The extension and re-positioning of the building Southwards would not impact the root protection area or crown of the neighbouring Willow tree and would increase the separation from the retained riverside Ash tree and improved the situation for this tree as well as others along the rear of the site. The Tree Officer has advised that they have no objections to the amended scheme. Therefore it is not considered that the proposal would have a detrimental impact on the visual amenity of the wider Conservation Area and would comply with the requirements of Policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

Not applicable to this proposal.

7.16 Renewable energy / Sustainability

Not applicable to this proposal.

7.17 Flooding or Drainage Issues

Policy BE34 advises that for development adjacent to rivers the Local Authority will seek to secure and where possible enhance the role of the river and its immediate surroundings as a wildlife corridor. The site lies partly on the edge of the flood plain and the Flood and Water Management Officer has advised that this proposal moves the staff parking into the floodplain. This increases the risks to those using the parking site and cars now placed in this high risk location and no mitigation or management provided. These alterations also appear to increase the hard surfacing on the site and therefore the run off, which will also need to be mitigated. This can be conditioned for submission if all other aspects of the proposal were considered acceptable.

7.18 Noise or Air Quality Issues

Not applicable to this proposal.

7.19 Comments on Public Consultations

The issues raised have been addressed within the report.

7.20 Planning Obligations

Not applicable to this proposal.

7.21 Expediency of enforcement action

The issues raised have been addressed within the report.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

application concerned.

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposed alterations are not considered to be a visually harmful to the character and appearance of the street scene or the wider Conservation Area or significantly detrimental to the amenity of the nearby residents to that already approved.

It is therefore recommended for approval.

11. Reference Documents

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

Hillingdon Local Plan Part 2.

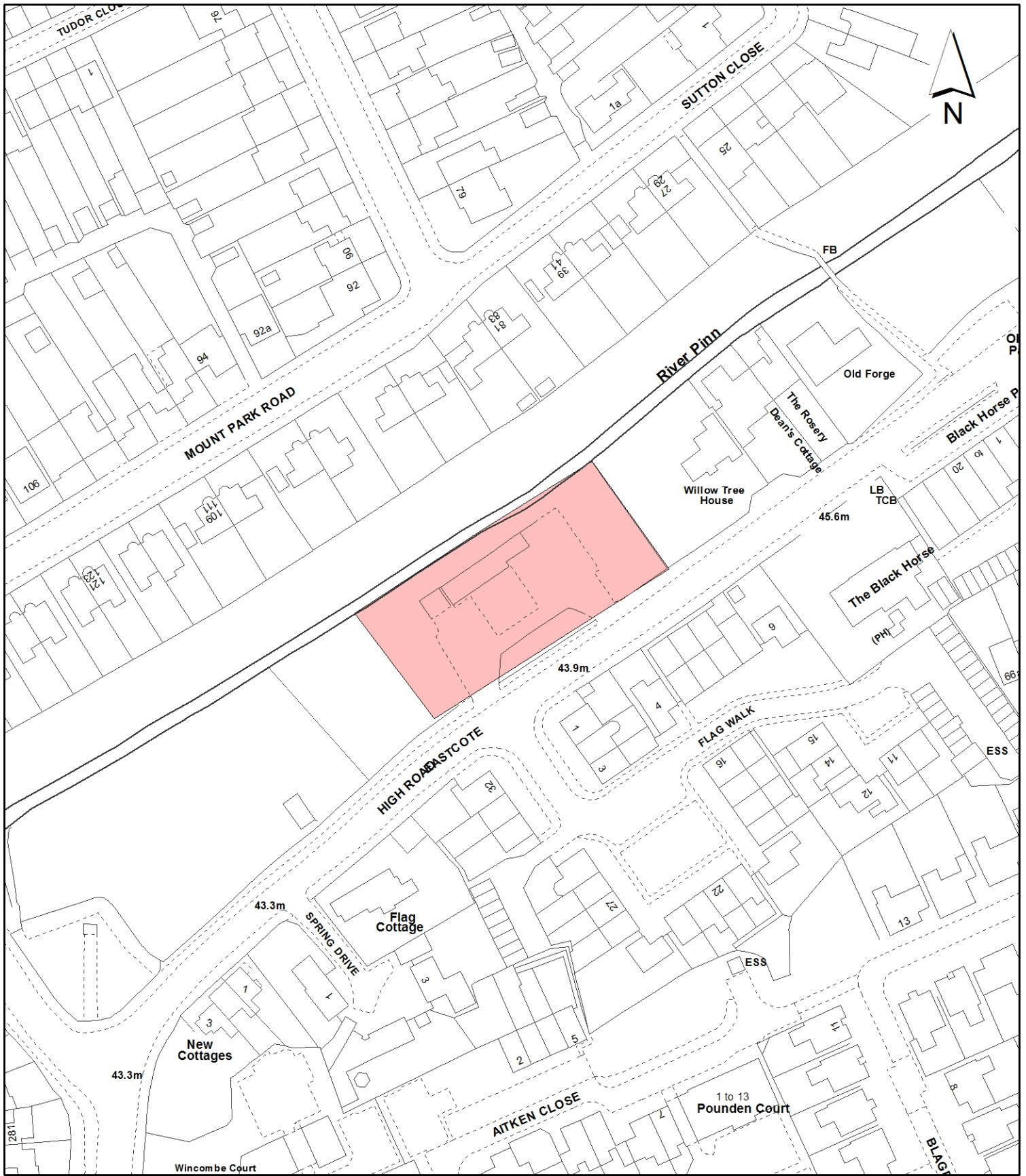
The London Plan (2016).

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

Contact Officer: Liz Arnold

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Notes:

 Site boundary

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Site Address:

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

Planning Application Ref:
3689/APP/2016/3801

Scale:
1:1,250

Planning Committee:
North

Date:
February 2017

