

Report of the Head of Planning, Transportation and Regeneration

Address ST CATHERINES FARM COURT HOWLETTS LANE RUISLIP

Development: Alterations and extension to the existing parking arrangement to provide additional car parking spaces and the installation of a traffic control barrier system at the entrance of the road.

LBH Ref Nos: 73986/APP/2018/2609

Drawing Nos: 04 Rev A
03 Rev A
2018D251P05 Design and Access Statement - Car Par
02 Existing Site Plan
01 Site Location Plan

Date Plans Received: 24/07/2018 **Date(s) of Amendment(s):** 24/07/2018
Date Application Valid: 24/07/2018

1. SUMMARY

This application seeks full planning permission to formalise the existing car parking arrangement at St Catherine's Farm Court to accommodate an increase in the number of visitors. The existing car park provision includes the informal use of the grassed verge areas and some small grasscrete areas, which surrounds the majority of the St Catherine's Farm Court building. A barrier gate system has been included to restrict the use of the car park to occupiers and visitors of St Catherine's Farm Court.

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, 03 Rev A and 04 Rev A.

REASON

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

3 RES9 Landscaping (car parking)

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 Means of enclosure/boundary treatments

2.b Car Parking Layouts

2.c Hard Surfacing Materials

4. Details of Landscape Maintenance

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

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

5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.b Proposed finishing levels or contours

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

REASON

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

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.

BE13 New development must harmonise with the existing street scene.

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

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
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM15	Provision of reserved parking spaces for disabled persons
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

3

The applicant/developer should appoint a project arborist to carry out inspections to ensure that the tree protection measures area adhered to.

4 159 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.

5 13 Building Regulations - Demolition and Building Works

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

6 112 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.

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the west side of Howletts Lane and comprises of a curved n shaped grass create road which tunnels around the terraced houses and main two storey building which form St. Catherines Farm Court. St Catherines Farm Court provides 29 residential units for use as sheltered accommodation. To the west lies Wellington Close, to the north and south lie terraced dwellings and to the east lies the courtyard. Vehicular access is from Howletts Lane, while pedestrian access is from Wellington Close.

The street scene is residential in character and appearance and the application site lies within the developed area as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

This application seeks full planning consent for alterations to the landscape which would formalise the onsite parking provision. The current parking provision features a small area of tarmac which holds approximately 4-5 vehicles. The existing arrangement is regarded as insufficient and informal parking areas have been formed over the years on the grassed areas which are sited on the boundary of the site and are accessed by the grass create path which tunnels around the buildings.

The proposal would see these informal parking areas formalised by installing 15 parking bays to the north east and north west of the site. The existing concrete areas will be removed and replaced with a no-dig geotextile surface accompanied with porous resin

bound gravel. A barrier gate system is proposed which would be operated by a key fob, and will assist with restricting the use of the car park to occupiers and visitors of St Catherine's Farm Court. Whilst access through the gate would primarily be gained through the use of a key fob it is common for servicing and deliveries to be provided unrestricted access normally via a servicing button within a specific time frame each day.

3.3 Relevant Planning History

Comment on Relevant Planning History

None relevant

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.EM6 (2012) Flood Risk Management

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- 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
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM15 Provision of reserved parking spaces for disabled persons
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 5.15 (2016) Water use and supplies
- LPP 7.4 (2016) Local character
- NPPF National Planning Policy Framework

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- Not applicable
- 5.2** Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

15 letters were sent to neighbouring properties and a site notice displayed outside of the site. A total of 5 responses were received raising the following concerns : -

- (i) The impact the proposed development would have on the Cannon Brook, in particular possible flooding.
- (ii) Visual impacts caused by the possible removal of some of the woodland area which separates the proposed car park from the rear gardens of properties adjoining the site.
- (iii) Noise
- (iv) Access for emergency vehicles may be restricted
- (v) Impact on servicing and deliveries due to the proposal for a barrier gate
- (vi) Access to rear entrance gates for those residents who's properties directly adjoin the site
- (vii) Overgrown trees on site which require remedial works
- (ix) Adverse affect on wildlife
- (x) Adverse affect on house prices.

Case officer comments:

Points (iv), (v), (vi),(vii) and (x) are not considered to be material planning considerations and therefore will not be included within the assessment of this planning application. With regards to point (ix) the application site is not identified as a wild life corridor therefore an assessment of wildlife habitat is not required to be submitted.

WARD COUNCILLOR

A ward councillor made representation during the consultation period seeking assurance that flood risk would be properly managed.

Internal Consultees

HIGHWAY OFFICER COMMENTS:

In essence the proposal is a formalisation of an existing parking arrangement which will provide 15 officially designated parking spaces. The designs have involved partnership working with LBH and the principle of resin bound hard-standings has been accepted in principle. The proposed electronic gate system for the site is equally acceptable as there is sufficient set back from the public highway to allow for some vehicle stacking if required. The 'fob' operation should however reduce the potential for stacking in any event. However it is noted that the location (and scale) of the barrier (as shown) seems to be sited alongside a stretch of existing parking spaces which are perpendicular to the barrier. As this parking is adjacent to the barrier, there would be a reliance for a vehicle to be parked alongside in order to 'close the gap' so to speak thereby naturally preventing vehicles by-passing the barrier. If this is the intention, then this is not the solution as such parking will be transient and cannot be relied upon as a 'blocker'. Conversely an alternative solution comprising of the installation of a full width barrier would remove the adjacent parking space thereby potentially impacting on existing residents of St Catherine's Court by reducing parking availability. In summary, if the above matters are clarified to the satisfaction (as far as possible) of all stakeholders, then it is likely there will be no specific highway concerns associated with the proposal

FLOOD WATER MANAGEMENT COMMENTS:

At the nearest point to the Cannon Brook there is already an existing area of concrete, however there is proposed further parking spaces in an area near to the river corridor and so retaining existing trees through 'no dig' construction as well as further dense planting proposed to maintain a natural

corridor along the Cannon Brook is supported as shown in 2018/D/251/P 03 REV A Proposed Plan Revised. The existing areas of concrete are to be removed, and these are replaced with a permeable resin surface underlain by the Infracore Tree Root Protection creating a free draining but load bearing area. Therefore there are no objections subject to this being undertaken in accordance with the plan.

TREES AND LANDSCAPES COMMENTS:

This site is occupied by a council-run sheltered housing complex to the south of Howletts Lane. There is a sinuous access road of poor quality in situ grasscrete, which winds around the built development. Parking spaces are available perpendicular to the roadway, interspersed with areas of shrub planting and other soft landscape. There are trees along the boundaries which, while not protected, contribute to the character and visual amenity of the area and provide screening from neighbouring properties.

A tree report by Crown Consultants, dated July 2018, has been submitted. The report has identified and assessed the condition and value of 9 individual specimens and 3 groups. There is one grade 'A' tree: T4, a weeping willow and 6 grade 'B' trees T1, T2, T3, G9, T11 and T12. The remaining trees are category 'C'. The Arboricultural Impact Assessment confirms that no trees will be removed to facilitate the development. However, some tree pruning is recommended for specific trees and that others will require 'no dig' tree protection measures to prevent damage within their root protection areas. Chapter 5 provides a method statement for the construction work, intended to safeguard the trees. Chapter 6 refers to the need for site inspections by a project arborist to ensure that the tree protection measures area adhered to. This detail needs to be conditioned. Following chapters specify the tree work specification, tree protection barriers, ground protection measures and new surfacing details.

No objection subject to conditions RES8 (to ensure adherence to the arboricultural method statement a project arborist should be appointed to supervise and monitor the work on site), RES9 (parts 1,2,4, 5 and 6) and RES10. Robert Reeves Principal Landscape Architect.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves alterations to the landscape to formalise the existing informal parking arrangement and the introduction of a front entrance barrier gate to the car park at St Catherine's Farm Court. The site is located within a residential area and falls within a critical drainage area.

Policy OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) state in areas of flooding planning permission will only be granted where the developer is prepared to implement flood protection measures as part of the proposed development. Furthermore planning permission will not be granted where a proposed development would create additional surface water run-off.

The proposed development and use of materials is considered to accord with the above policies thus the principle of development is considered acceptable.

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

The application site does not comprise of a Listed Building, nor does it fall within a Conservation Area or Area of Special Local Character.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE13 requires the appearance and layout of developments to harmonise with the existing street scene and the surrounding area whilst policy BE19 seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The application site is located on the western side of Howletts Lane which comprises of residential properties which vary in both size and design. The proposed plans demonstrate the vast majority of the alterations would be undertaken to the landscaped areas which cannot be seen from outside of the site. The tarmacked area to the front of the site which hosts the existing parking arrangement would be replaced and a new full width a barrier gate installed. Whilst the barrier gate does present some visual impact, it is considered on balance to be acceptable given its set back from the highway (approximately 9 metres) and the screening along both side boundaries to the front of the site.

It is therefore considered that the proposed alterations would have an acceptable impact on the appearance of the existing property and the visual amenities of the surrounding area, in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part 2 seek to protect residential amenity. The Council's Supplementary Planning Document (SPD) provides detailed guidance to ensure that these policy objectives can be met.

The Cannon Brook separates part of the north eastern area of the site and the rear gardens of the residential properties Wallington Close. The proposed plans indicate 7 parking spaces (bays marked 1-7 on the proposed plan) are to be created within this area for which residents have raised concerns regarding possible light pollution as a result of the head lamps from parked vehicles. The proposal has been revised to include dense planting to prevent light pollution beyond the boundary of the site which is considered to be acceptable.

The area for which bays 8-15 would be sited is bounded by a fence which separates the proposed parking area and the rear gardens of the properties in Howletts lane which bound the site.

Residents have raised concerns with regards to noise however the proposal seeks to formalise an existing informal parking arrangement therefore it is consider that no additional noise impact would

Taking all of these aspects into consideration the proposed development is not considered to have an detrimental impact on the residential amenity of neighbouring properties and therefore would comply with the relevant Hillingdon Local Plan: Part 2 policies.

7.09 Living conditions for future occupiers

Not relevant as part of this application

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The application demonstrates the formalising of the current informal parking areas and repair works to the existing parking arrangement. The Council's Highway Engineer has raised no objections to the proposal, thus it is considered to be acceptable.

7.11 Urban design, access and security

The proposal satisfies the requirements of both access and secure by design.

7.12 Disabled access

Not relevant as part of this application

7.13 Provision of affordable & special needs housing

Not relevant as part of this application

7.14 Trees, landscaping and Ecology

The application site does not fall within a Conservation Area nor are there any protected trees on site. The proposal includes various works to the landscape to accommodate the formalised parking bays which has been subject to consultation with the councils Landscape Architect. No objection has been raised and the Landscape Architect is in support of the application subject to conditions RES9 (parts 1,2,4, 5 and 6) and RES10.

7.15 Sustainable waste management

Not relevant as part of this application

7.16 Renewable energy / Sustainability

Not relevant as part of this application

7.17 Flooding or Drainage Issues

Policy OE7 states that in areas liable to flooding permission will only be granted for new development if the proposal includes flood protection measures to a satisfactory standard. The councils Flood Water Management Officer has been consulted and raised no objection to the proposal, stating the design of the scheme would not result in any additional flood risk or drainage issues.

The proposal is therefore considered to be acceptable and complies with Policy OE7 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

Not relevant as part of this application

7.19 Comments on Public Consultations

None

7.20 Planning obligations

Not relevant to this application

7.21 Expediency of enforcement action

Not relevant to this application

7.22 Other Issues

Not relevant to 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 relevant to this application

10. CONCLUSION

Taking into consideration the site constraints and the concerns raised by residents with regards to flooding and light pollution and amended scheme has been submitted and is considered to be acceptable. The replacement of the concrete areas which boarder the Cannon Brook with a no-dig geotextile surface accompanied with a porous resin bound gravel are deemed acceptable and no objection has been raised following consultation with the Councils Flood Water Management Officer. Further amendments have been made to include dense planting to create screening between spaces 1-7 and the residential properties behind this area of the site in order to prevent light pollution.

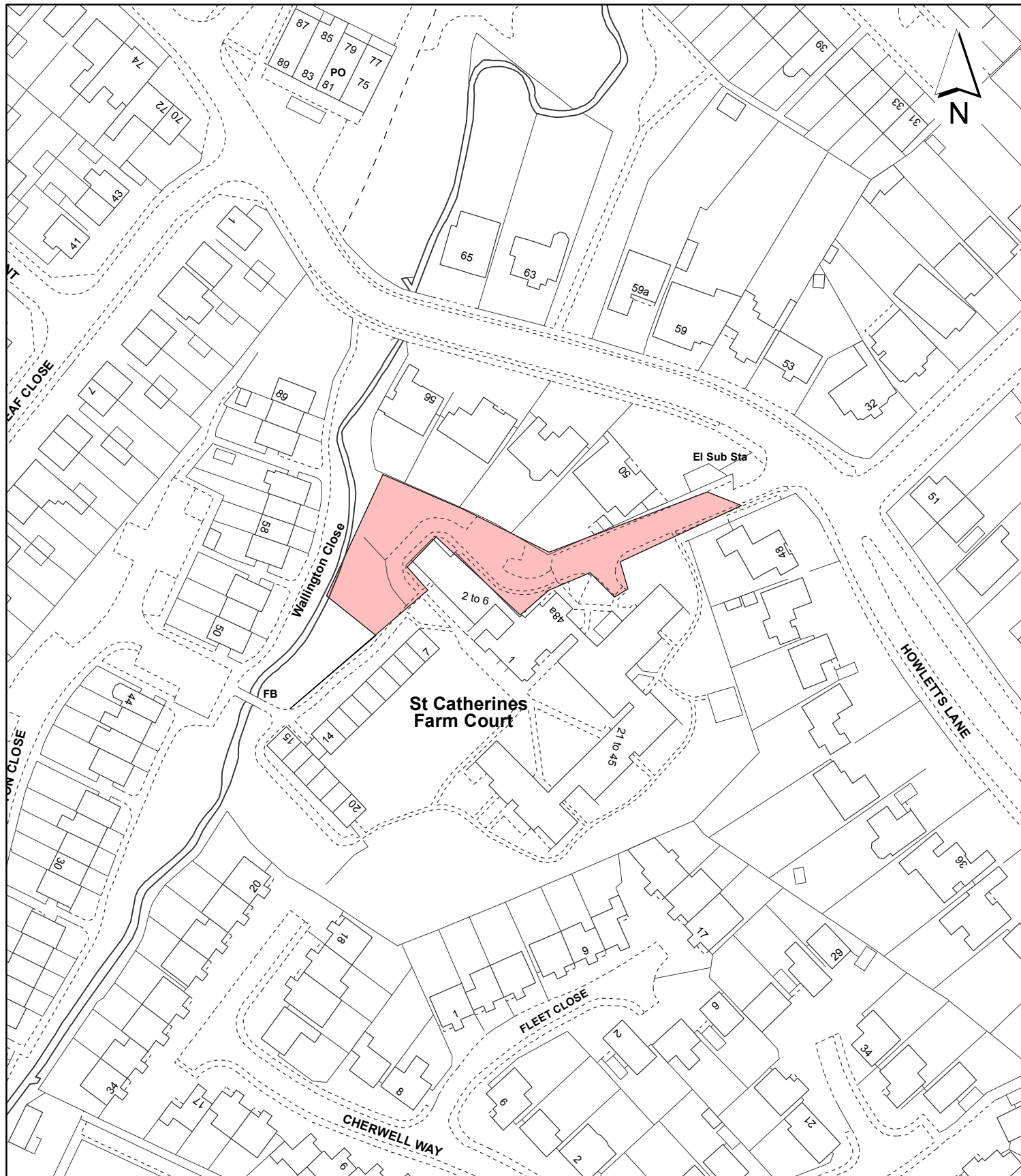
The proposed development is considered to comply with the relevant Hillingdon Local Plan: Part Two - Saved UDP Policies supplementary planning guidance. As such the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Christopher Brady

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

St Catherines Farm Court

Planning Application Ref:

73986/APP/2018/2609

Planning Committee:

North

Scale:

1:1,250

Date:

October 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



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