

Report of the Head of Planning, Transportation and Regeneration

Address RAINBOW AND KIRBY INDUSTRIAL ESTATES TROUT ROAD YIEWSLEY

Development: Reserved Matters relating to Appearance and Landscaping of outline planning permission ref: 38058/APP/2013/1756 dated 23-07-2014 for Demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme (C3), 1,529.4sq.m light industrial floorspace comprising 17 business units (B1c) and 611.30sq.m of restaurant/cafe (A3) floorspace, associated open space, car parking and landscaping.

LBH Ref Nos: 38058/APP/2017/1340

Drawing Nos: R2_Series_High_Efficiency__101-124kW
R2_Series_High_Efficiency__22.4-45kW
R2_Series_High_Efficiency__50-63kW
R2_Series_High_Efficiency__69-96kW
Phasing Delivery Plan Schedule
Energy Strategy REV A
5420_2104_REV B
5420_1101_REV D
Energy Strategy Rev A 06/07/18
5420_R7-R8_1203_REV B
5420_R6_1203_REV B
5420_M1_1301_REV A
5420_R6_1301_REV B
5420_R7-R8_1301_REV A
N0419 (96)002 Rev C LANDSCAPE PROPOSALS PLAN
N0419 (96)001 Rev C ILLUSTRATIVE LANDSCAPE PRINCIPLES PLAN
N0419 (96)003 Rev C LANDSCAPE PROPOSALS PLAN
N0419 (96)004 Rev C LANDSCAPE PROPOSALS PLAN
N0419 (96)005 Rev C LANDSCAPE PROPOSALS PLAN
N0419 (96)006 Rev C LANDSCAPE PROPOSALS PLAN
N0419 (PP) 001-007 PLANTING
N0419 (PP) 001-007 STREET FURNITURE AND PLAY EQUIPMENT
5420_1102_PARKING ALLOCATION_REV C
5420_1103_REFUSE ALLOCATION_REV C
5420_1701 - ACCOMMODATION SCHEDULE_REV E
5420_1900 - FINISHES
5420_2100 - VISUAL NORTHEN CANAL
5420_C1_1200 - FLOOR PLANS_REV I
5420_C1_1300 - ELEVATIONS_REV E
5420_C2_1200 - FLOOR PLANS_REV B
5420_C2_1300 - ELEVATIONS_REV C
5420_C3_1200 - FLOOR PLANS_REV D
5420_C3_1300 - ELEVATIONS_REV C
5420_E1_1200 - FLOORPLANS_REV C
5420_E1_1201 - FLOORPLANS
5420_E1_1202 - FLOORPLANS
5420_E1_1203 - FLOOR PLANS
5420_E1_1300 - ELEVATIONS_REV E

5420_E1_1301 - ELEVATIONS_REV E
 5420_M1_1200 - GF LAYOUT_REV /
 5420_M1_1201 - UPPER FLOORS
 5420_M1_1300 - ELEVATIONS_REV I
 5420_R2_1200 - GF LAYOUT_REV I
 5420_R2_1201 - UPPER FLOORS REV A
 5420_R2_1300 - ELEVATIONS_REV C
 5420_R3-R4_1200 - FLOOR PLANS_REV E
 5420_R3-R4_1201 - FLOOR PLANS REV C
 5420_R3-R4_1300 - ELEVATIONS_REV I
 5420_R5_1200 - FLOOR PLANS_REV B
 5420_R5_1300 - ELEVATIONS_REV E
 5420_R6_1200 - FLOOR PLANS_REV C.
 5420_R6_1201 - FLOOR PLANS REV C
 5420_R6_1202 - FLOOR PLANS REV C
 5420_R6_1300 - ELEVATIONS_REV I
 5420_R7-R8_1200 - FLOOR PLANS_REV A
 5420_R7-R8_1201 - FLOOR PLANS REV A
 5420_R7-R8_1202 - FLOOR PLANS REV A
 5420_R7-R8_1300 - ELEVATIONS_REV /
 Location Plan
 170412 RAIN Reserved Matters Application Covering

Date Plans Received:	12/04/2017	Date(s) of Amendment(s):	12/04/2017
Date Application Valid:	12/04/2017		11/10/2018

1. SUMMARY

This application seeks to discharge condition 2 (reserved matters for landscaping and appearance as well as details of (i) Phasing of the development including the order and timing of development, ii) The internal layouts of each building, demonstrating window locations, defensible space, outlook from each habitable room, iii) External materials. Details should include information relating to make, product/type, colour and photographs/images, iv) Energy measures, v) Plant & machinery, ix) Refuse storage) of outline planning permission ref. 38058/APP/2013/1756 - Demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme (C3), 1,529.4sq.m light industrial floorspace comprising 17 business units (B1c) and 611.30sq.m of restaurant/cafe (A3) floorspace, associated open space, car parking and landscaping (Outline Application).

The principle of the development, together with the siting, massing, and scale of the proposed building have already been approved, by virtue of the outline planning permission. Only appearance and landscaping details fall to be considered under this application.

The Council's Tree/ Landscaping Officer and Design officer's advise that no objections are raised to the proposed landscaping and design scheme.

The other details that were also sought as part of this condition are not Reserved Matters. For reference these can only ever cover the matters of access, appearance, landscaping,

layout and scale. Whilst only limited details have been provided of the other information sought in this condition (over and above the standard reserved matters of landscaping an appearance), officers considered that these can be addressed through other conditions also attached to the original outline planning permission.

The proposed details relating to appearance and landscaping are considered acceptable, in compliance with relevant planning policies. Approval is therefore recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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

R2_Series_High_Efficiency__101-124kW
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R2_Series_High_Efficiency__50-63kW
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5420_C2_1300 - ELEVATIONS_REV D
5420_C3_1200 - FLOOR PLANS_REV D
5420_C3_1300 - ELEVATIONS_REV D
5420_E1_1200 - FLOORPLANS_REV C
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12/04/2017

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 5420_R2_1201 - UPPER FLOORS REV A
 5420_R2_1300 - ELEVATIONS_REV C
 5420_R3-R4_1200 - FLOOR PLANS_REV E
 5420_R3-R4_1201 - FLOOR PLANS REV C
 5420_R3-R4_1300 - ELEVATIONS_REV D
 5420_R5_1200 - FLOOR PLANS_REV B
 5420_R5_1300 - ELEVATIONS_REV B
 5420_R6_1200 - FLOOR PLANS_REV C.
 5420_R6_1201 - FLOOR PLANS REV C
 5420_R6_1202 - FLOOR PLANS REV C
 5420_R6_1300 - ELEVATIONS_REV D
 5420_R7-R8_1200 - FLOOR PLANS_REV A
 5420_R7-R8_1201 - FLOOR PLANS REV A
 5420_R7-R8_1202 - FLOOR PLANS REV A
 5420_R7-R8_1300 - ELEVATIONS_REV A
 Location Plan

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

2 NONSC CRT Condition

Notwithstanding the landscaping proposals set out within the the plans hereby approved, prior to the first occupation of phases R6 or R7-R8 (whichever comes first), a revised landscaping scheme for these phases shall be submitted to and approved by the local planning authority. Development will be undertaken in accordance with this revised landscaping scheme. The revised landscaping scheme shall provide:

- A revised planting plan and schedule of native plant species.
- Sections showing the height of the landscaped between the Grand Union Canal towpath and buildings R6 and R7-8 relative to its surroundings.
- Details of root protection barriers to be installed within the canal buffer.
- A Landscape Maintenance Schedule

REASON

In the interests of the appearance, character, biodiversity and structural integrity of the Grand Union Canal Corridor in accordance with policy BE31 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3 RES7 Materials (Submission)

Notwithstanding the plans and details hereby approved, prior to the commencement of works above ground level of each phase final details of all materials and external surfaces, , including details of balconies shall be 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)

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.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE32	Development proposals adjacent to or affecting the Grand Union Canal
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

3 I70 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

4

The applicant is advised that when submitting details relating to Condition 15 (landscaping) of the outline consent the following information will need to be provided:

1. Full details of hard and soft landscape details including plans, schedules and specifications.
2. Full details of future landscape management and maintenance. This should include plans which clearly differentiate between private spaces, communal spaces (by

management company?) and those areas to be adopted by the Council.

3. An arboricultural method statement and protection measures will be required to show how trees to be retained can be safeguarded during construction, in accordance with BS5837:2012. With regard to observations about the current details,

4. The landscape design concept and objectives should be clearly expressed.

5. Public realm tree planting should be more robust than the specified 14-16cm girth.

6. Where trees are planted in small soil plots or tree pits within paved areas, root cell systems should be specified and incorporated underground to ensure that the sufficient growing medium is available to support the trees - to thrive and have useful life expectancy. (Tree pit details to be specified)

7. Right plant right place. Trees should be selected to ensure that they have space to develop to their full potential, selecting fastigate forms where overhead space is restricted and broader headed trees where space permits. Canalside vegetation should be predominantly native in character with the more the formal / ornamental planting palette restricted to the residential and urban areas.

8. Beech hedging has been specified. Beech is not the most robust hedging type for this situation and is understood to be sensitive to climate change. A suitable alternative (native species) that is known to be reliable in this area is hornbeam.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the former Rainbow and Kirby Industrial Estates, which accommodate approximately a 2.15 hectare irregularly shaped plot, currently accessed via two access points from Trout Road, as well as the High Street and from St Stephen's Road. Parts of the site front the south east side of Trout Road, the western side of Yiewsley High Street, and the north west side of St Stephens Road, with the entire south west boundary bordered by the Grand Union Canal.

The site largely accommodates a range of single-storey and two-storey industrial buildings, many of which were in a poor state of repair, particularly those fronting Trout Road. Many of the buildings suffered significant fire damage on 19 March 2011 and have since been demolished. The site also encompassed a three-storey vacant office building, Gemeni House fronting the High Street, which has also now been demolished.

The site is bounded to the North West by existing industrial units and by Trout Road, beyond which are four-storey residential properties (including roof accommodation) and the recently completed Tesco Supermarket and ancillary parking.

To the North East the site is largely bounded by commercial properties fronting Yiewsley High Street. These range from single-storey to four-stories in height, fronting the street and include two supermarkets (Aldi and Iceland) and ancillary parking, as well as smaller retail units with offices and/or residential accommodation above. The former church immediately opposite the site's High Street frontage, and the George and Dragon Public House to the north.

The Grand Union Canal and towpath bound the site's South West boundary, beyond which are two-storey terraced residential properties and associated gardens, located in Peplow Close, and industrial units located in Bentinck Road.

To the South East, with the exception of industrial units located towards the canal, the site

is largely bounded by a mix of two-storey detached and semi-detached residential properties located in St Stephens Road.

The former office building fronting the High Street falls within the Secondary Shopping Area of Yiewsley/West Drayton Town Centre. The remainder of the site falls within the Trout Road Industrial and Business Area.

The application site has a PTAL level of 3.

3.2 Proposed Scheme

The application is for Reserved Matters relating to Appearance and Landscaping of outline planning permission ref: 38058/APP/2013/1756 dated 23-07-2014 for Demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme (C3), 1,529.4sq.m light industrial floorspace comprising 17 business units (B1c) and 611.30sq.m of restaurant/cafe (A3) floorspace, associated open space, car parking and landscaping.

In addition to the two standard reserved matters the Reserved Matters condition required the following:

Details of the appearance and landscaping (hereinafter called "the reserved matters") shall be submitted to the local planning authority before the expiry of three years from the date of this permission and approved in writing before any development begins. The submitted details shall also include details of:

- (i) Phasing of the development including the order and timing of development.
- ii) The internal layouts of each building, demonstrating window locations, defensible space, outlook from each habitable room.
- iii) External materials. Details should include information relating to make, product/type, colour and photographs/images.
- iv) Energy measures
- v) Plant & machinery
- ix) Refuse storage

The following information has been submitted:

(i) Phasing

A phasing plan with the order and timing of the development has been submitted. The building program will follow the phasing plan (i.e. phase 1 will start first, followed by phase 2, then phase 3 and so on until phase 7B). The build program is due to start within 18 months of the approval of the reserved matters and is thereafter due to take 70 weeks (5 years 10 months) for the entire site.

(ii) The internal layouts of each building, demonstrating window locations, defensible space, outlook from each habitable room.

Details have been submitted in this regard and are deemed broadly acceptable. The layout approved at outline stage provided sufficient spacing between buildings. The proposed floor plans suggest that there will be adequate outlook from all residential units. All window locations have been shown also. Some details of defensible space have been provided. It should be noted that defensible space provision would also be covered by Condition 15 (Landscaping) on the original outline permission, which has yet to be submitted for

consideration.

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

Details and plans showing the proposed materials have been submitted. These have been assessed by the design officer and are considered broadly acceptable, albeit further details are necessary and have therefore been conditioned to be considered at a later date.

iv) Energy measures

A broad energy strategy has been submitted although no specific details of the energy measures (either actual type of energy measures to be installed or their locations) have been provided. It should be noted that condition 20 (Energy Assessment) of the outline permission requires an energy assessment to be submitted prior to the commencement of each phase. This will ensure that appropriate energy measures are implemented into the scheme.

v) Plant & machinery

Some specifications of plant & machinery have been provided however the location of each on the various blocks has not been identified. Condition 22 (Plant & Machinery) of the outline permission requires details of the plant & machinery to be submitted prior to the commencement of each phase. This will ensure that appropriate plant & machinery will be implemented within the scheme.

ix) Refuse storage

The locations of the bin stores within each building have been shown, however the details, including number of bins etc, of each bin store has not been submitted. Condition 15 (Landscaping) of the outline consent requires, amongst other things, details of refuse storage to be submitted prior to commencement of each phase. This will ensure that appropriate refuse facilities will be provided within the scheme.

3.3 Relevant Planning History

Comment on Relevant Planning History

38058/APP/2013/1756 - Demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme (C3), 1,529.4sq.m light industrial floorspace comprising 17 business units (B1c) and 611.30sq.m of restaurant/cafe (A3) floorspace, associated open space, car parking and landscaping (Outline Application). Approved 23/07/2014.

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.H1 (2012) Housing Growth

Part 2 Policies:

- | | |
|------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE18 | Design considerations - pedestrian security and safety |
| BE19 | New development must improve or complement the character of the area. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE32 | Development proposals adjacent to or affecting the Grand Union Canal |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **9th June 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised by way of site notices was posted on 1st June 2017. A total of 2 letters of comments were received raising concerns on the following grounds:

1. Hospital's in the area are already saturated.

Officer comment: This is a Reserved Matters application only assessing the appearance and landscaping.

2. Concerns regarding the safety of materials following the Grenfell Tower Fire.

Officer comment: Issues regarding safety of materials etc are a Building Control matter.

HEATHROW AIRPORT LIMITED

No objection subject to a bird hazard management plan condition and a crane & wind turbine informatives.

Officer comment: This condition and informatives form part of the original outline approval and therefore there is no need to duplicate them.

CANAL & RIVER TRUST

Should planning permission be granted we request that the following condition is applied:

Notwithstanding the landscaping proposals set out within the approved plans, prior to the first occupation of phases R6 or R7-R8 (whichever comes first), a revised landscaping scheme for these phases shall be submitted to and approved by the local planning authority. Development will be undertaken in accordance with this revised landscaping scheme. The revised landscaping scheme shall provide:

- A revised planting plan and schedule of native plant species.
- Sections showing the height of the landscaped between the Grand Union Canal towpath and buildings R6 and R7-8 relative to its surroundings.
- Details of root protection barriers to be installed within the canal buffer.
- A Landscape Maintenance Schedule

Reason

In the interests of the appearance, character, biodiversity and structural integrity of the Grand Union Canal Corridor.

Internal Consultees

Trees & Landscaping July 2017

With regard to the landscape package (hard copies) submitted by Paul Jukes, of Influence, I confirm that the landscape information submitted in support of the Outline application is sufficient in this case. An illustrated landscape strategy with photographs / sketches indicating the proposed character, appearance and quality of spaces and finishes would have been helpful.

As previously noted, some of the issues which will be required can be dealt with by conditions:

1. Full details of hard and soft landscape details including plans, schedules and specifications.
2. Full details of future landscape management and maintenance. This should include plans which clearly differentiate between private spaces, communal spaces (by management company?) and those areas to be adopted by the Council.
3. An arboricultural method statement and protection measures will be required to show how trees to be retained can be safeguarded during construction, in accordance with BS5837:2012. With regard to observations about the current details,
4. The landscape design concept and objectives should be clearly expressed.
5. Public realm tree planting should be more robust than the specified 14-16cm girth.
6. Where trees are planted in small soil plots or tree pits within paved areas, root cell systems should be specified and incorporated underground to ensure that the sufficient growing medium is available to support the trees - to thrive and have useful life expectancy. (Tree pit details to be specified)
7. Right plant right place. Trees should be selected to ensure that they have space to develop to their full potential, selecting fastigate forms where overhead space is restricted and broader headed trees where space permits. Canalside vegetation should be predominantly native in character with the more the formal / ornamental planting palette restricted to the residential and urban areas.
8. Beech hedging has been specified. Beech is not the most robust hedging type for this situation and is understood to be sensitive to climate change. A suitable alternative (native species) that is known to be reliable in this area is hornbeam.

Trees & Landscaping March 2018

I refer to my comments of 14 July 2017 and our recent discussion about the amended details submitted in February 2018. The new package of information contains no new landscape drawings or documents which address previous highlighted concerns:

1. The visualisation of the canal frontage shows a line of trees with no hedgerow separating the site from the canal frontage.
2. Previous comments from CRT and myself requested a mixed native hedgerow along the canal frontage in the interests of wildlife and the site context.
3. The series of planting plans is a hybrid between an indicative scheme (with annotations including 'general shrub mix' and 'mixed specimen trees') and a detailed plan (specifying trees by name). The LPA require full planting plans.
4. Previous comments recommended that the size of trees at the time of planting should be increased to 18-20cm girth.
5. Further details (product /construction) are required about specific hard landscape features such as the rills, surfacing, boundary treatments, bin and bike stores.
6. There is no arboricultural method statement / tree protection plan to demonstrate how existing trees will be retained and safeguarded.
7. A full landscape specification (stand alone) document is required.

8. A full planting schedule (stand alone document) is required.
9. A full management / maintenance (stand alone) document is required to instruct future site managers how the site will be managed after the initial 12 month maintenance period.

Officer comment: The outline permission has an all encompassing Landscaping Condition attached which covers these issues. An informative is proposed to advise the applicant of the outstanding issues which need to be addressed.

Design Officer:

There have been a number of amendments to the proposed scheme in response to Officers concerns regarding the original materials and details submitted in the 2017 RM application. These amendments appear to address Officers initial concerns by consolidating the materials and detailing into three recognisable character areas that respond to the character and setting of each location. Plus responding to the varying edge conditions of the site.

The first area is the canalside location that comprises of blocks R6 and R7-R8. The main material will be a grey engineering brick with zinc quartz roof and silver larch cladding. This approach will break up the bulk of the brick facades with areas of larch cladding that will create a rhythm for a long elevation. The larch will also extenuate the saw-tooth roof form that will add interest to the canalside and is a common typology along the Blue Ribbon Network in this locality. The medium scale development will also benefit from an interesting roof form, with a variety of pitches and projections to break up the long elevation.

The second area is the central zone that is defined by blocks R2, R3-R4, R5 that enclose this green open space. The main material is a stock buff (variety) light textured brick, which will add interest and soften the form of the buildings, with zinc quartz roof and silver larch cladding to break up the areas of brick work. The roof form is mono-pitch and more subtle than the canalside roofscape and will provide a transition from the strong pitches on the canal front to the flat roof typology for the unit fronting the High Street.

The third area is defined by the the two linkages that connect Trout Road to the north and the High Street to the east, to the centre of the site. These two routes are enclosed by blocks M1 from High Street, with a small external hard landscaped area that serves the retail units. And blocks C1, C2, C3 that enclose the space that links from Trout Road. These two linkages and blocks provides the main frontage to the salient highways and centres of active that surround the site. Therefore a common language between both connections/ frontages that lead to the main central space provides positive wayfinding and legibility for the new development and canalside beyond. The High Street is a flat roof design that distinguishes it from the blocks that link from Trout Road that has areas of saw-tooth roofs that reference the vernacular of the canalside, albeit at a lower scale. The main material on all the blocks within this area is a stock red/ orange (variety) light textured brick, which will add interest and soften the form of the buildings, with pigment red zinc roof. The red zinc will also be used as cladding to emphasise the bays and pitched roofs that break the roof line for the blocks that are not on the High Street (C1, C2, C3). And also used as cladding to break up areas of the facade and emphasis the projected square bays on the High Street frontage (M1). The facade on M1 also uses a projecting brick flemish bond array detail to again break up the frontage and create a distinguishing feature for the High Street elevation.

For these reasons, the overall scheme is acceptable in principle, with regards to the RM application for materials. No Objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the proposal, including the proposed residential use on the site was considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The principle of the development is therefore deemed acceptable and in accordance with the outline consent.

7.02 Density of the proposed development

The Density of the proposal, including the proposed residential use on the site was considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The density of the development is therefore deemed acceptable and in accordance with the outline consent.

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

The site is not located in a conservation area or an archaeological priority area and does not contain any listed buildings.

7.04 Airport safeguarding

There are no airport safeguarding issues arising from this development.

7.05 Impact on the green belt

The site does lie within or near the Green Belt.

7.07 Impact on the character & appearance of the area

Policy BE13 states that new development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance.

Policy BE26 states that within town centres the design, layout and landscaping of new buildings will be expected to reflect the role, overall scale and character of the town centres as a focus of shopping and employment activity.

London Plan Policy 7.1 sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan policies relating to density (3.4) and sustainable design and construction (5.3) are also relevant.

The Design & Conservation Officer raised no objections to the scale, height and massing of the Outline Scheme approved in 2014. Appearance was reserved for later consideration. To this end the applicant has submitted details of the appearance of the facades of all the buildings, including the residential blocks, the commercial units and the Extra Care block. The design of the buildings of course remains as approved at the outline stage. The materials proposed for the buildings are as follows:

- Wienberger Westerton Orange Multi Brickwork
- Wienberger Con Mosso Brickwork
- Wienberger Telford Brindle Brickwork
- Vertical Russwood Scottish Larch Cladding
- Vertical Aliva Terracotta Rainscreen Cladding
- VMZ Zinc Standing Seam Pigmento Red Finish Wall * Roof Cladding
- VMZ Zinc Standing Seam In Quartz-Zinc Finish Wall End & Roof Cladding

These details were selected following discussions with the Council's Urban Design officer. It should be noted that the predominant material used for the facades is brick. This will give the development a softer visual appearance than render or other alternative external finish. Small sections of larch cladding are appropriate given the canal side setting.

Officers consider that a number of the drawings are unclear in terms of exactly where each material is to be used, to this end a condition is proposed to seek full clarification prior to implementation on site.

The materials proposed result in an coherent and acceptable scheme that is in keeping with the area in accordance with policies BE13 and BE26 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.08 Impact on neighbours

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

7.09 Living conditions for future occupiers

This was considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

7.11 Urban design, access and security

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

7.12 Disabled access

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

7.13 Provision of affordable & special needs housing

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises that new development should retain topographical and landscape features of merit and that new planting and landscaping within development proposals should be provided wherever it is appropriate.

Whilst the broad landscaping principles, in terms of tree removal, retention and the layout of the site together with locations of landscaping were considered and approved at outline stage. The landscaping details submitted have been reviewed by the Council's Trees & Landscaping officer who considers them to acceptable., subject to further details and clarification being submitted for approval under condition 15 of the outline approval. An informative is proposed to advise the applicant of what information is required.

The scheme is therefore considered to comply with Policy BE1 of the Hillingdon Local Plan: Part One: Strategic Policies (November 2012) and Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

These matters were considered and approved as part of the original outline consent

(reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

7.16 Renewable energy / Sustainability

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

7.17 Flooding or Drainage Issues

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

7.18 Noise or Air Quality Issues

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

7.21 Expediency of enforcement action

None

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

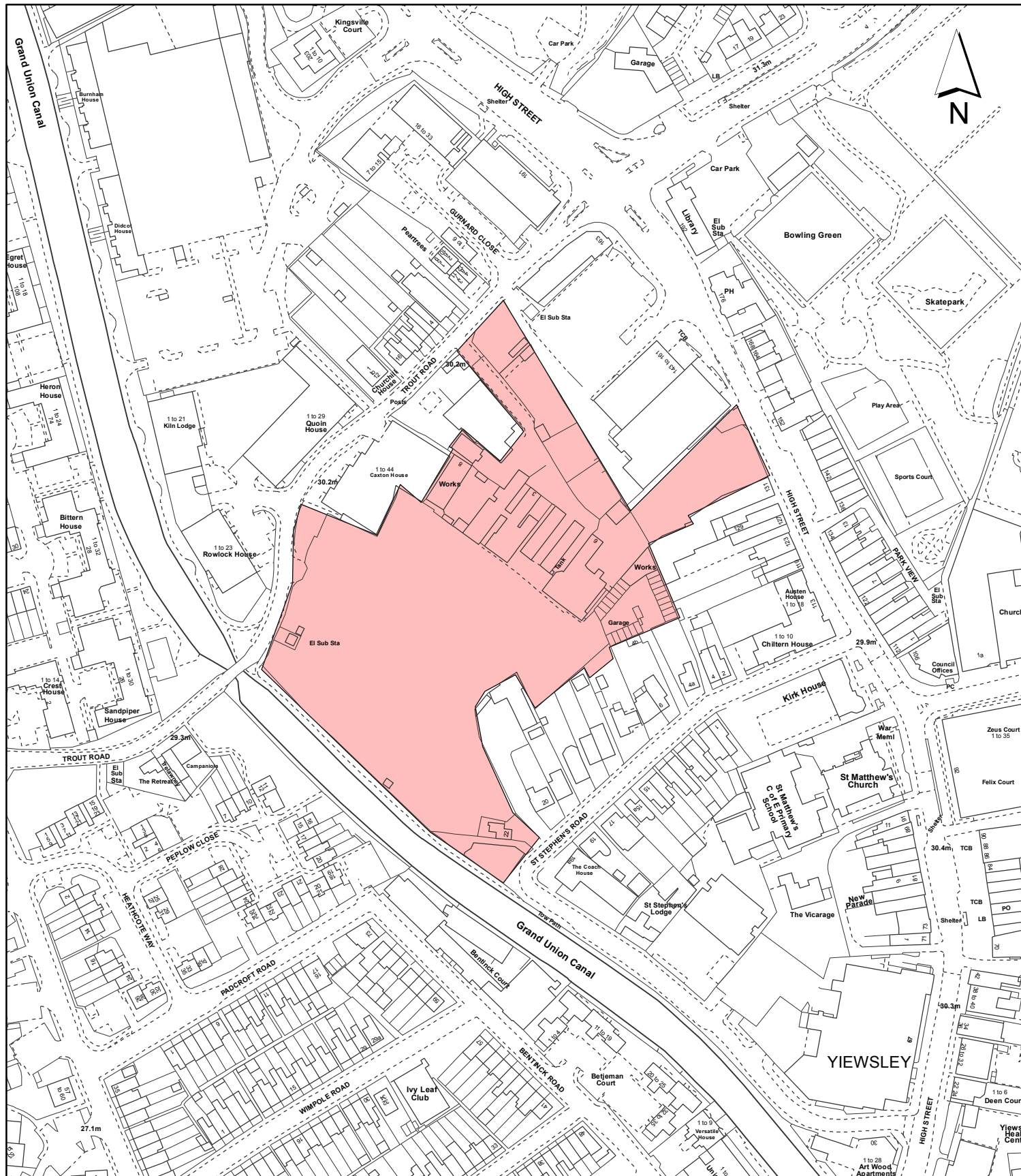
For the reasons provided within this report, the application for the Reserved Matters of Appearance and Landscaping, together with the other information the Reserved Matters condition requires, is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (March 2016)
National Planning Policy Framework (March 2012)

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Rainbow & Kirby Industrial Estate
Trout Rd**

Planning Application Ref:

38058/APP/2017/1340

Planning Committee:

Major

Scale:

1:2,250

Date:

October 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
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HILLINGDON
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