

## Report of the Head of Planning & Enforcement

**Address** FORMER MOD DOCUMENT RECORD OFFICE BOURNE AVENUE  
HAYES

**Development:** Reserved matters (details of access, appearance, landscaping, layout and scale for two units with ancillary offices and associated car parking including an overflow car park) in compliance with condition 3 of planning permission ref:18399/APP/ 2005/3415 dated 02/03/2006 (Variation of conditions 2, 3, 7, 8, 10, 11, 13, 20, 21, 22, 26, 29 and 30 (to allow separate phased submissions of details relating to residential and employment components of the development) of outline planning permission ref:18399/APP/2004/2284 dated 19/08/2005: Redevelopment of the site for a mixed-use development.)

**LBH Ref Nos:** 18399/APP/2010/545

**Drawing Nos:** 30226-PL-100  
30226-PL-101  
30226-PL-102  
30226-PL-103  
30226-PL-104  
30226-PL-105  
30226-PL-106  
30226-PL-107  
30226-PL-108  
30226-PL-109  
30226/PL/110  
2602A-PL-02 C  
01 Rev: A  
02 Rev: A  
2607-50  
Soakway Calculations  
Soft Landscape Works Maintenance and Management Proposals  
Parking Provision

**Date Plans Received:** 10/03/2010

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

**Date Application Valid:** 10/03/2010

### 1. SUMMARY

The application seeks approval of the reserved matters for the siting, design, external appearance and landscaping of units C and D in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415, located within the Prologis Park Development.

The proposal involves two buildings within the approved layout of plot C and plot D (approved under planning permission (Ref: 18399/APP/2005/3415). Reserved matters ref: 18399/APP/2007/2725 has already approved the siting, design, external appearance and landscaping of units C and D. This scheme has been submitted following revisions to elements of this approval.

The design and appearance of the proposed buildings on Plots C and D are consistent with Units A, B, E and F approved under separate reserved matters applications, which are now finalised. The landscape plan proposed is consistent with the planting themes

previously identified for this site.

The proposal is considered to accord with the outline planning permission and will not undermine the functioning of this site, nor impact upon the amenity of adjoining residential properties. The proposal is therefore recommended for approval.

## **2. RECOMMENDATION**

**That subject to no objections being received from Crossrail, delegated powers be given to the Head of Planning and Enforcement to grant planning permission subject to the following conditions, and any additional conditions and/or informatives which may be required by Crossrail:**

### **1 T8 Time Limit - full planning application 3 years**

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 ST1 Details of Materials**

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

#### **REASON**

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

### **3 ST1 Accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority. This permission does not therefore allow the incorporation of elements of any other reserved matters applications (with respect to layout , scale, external appearance and landscaping) that might be approved for the same site.

#### **REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

### **4 ST1 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and know datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

#### **REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

### **5 ST1 Refuse Storage**

No development shall take place until details of facilities to be provided for the covered and secure storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained. The submitted details shall include separately defined areas for refuse and recycling which should be the subject of clearly marked signage.

#### REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

### **6 ST1 Disabled Entrance Design**

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

#### REASON

To ensure that people with disabilities have adequate access to the development in accordance with policy AM13 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

### **7 ST1 CCTV**

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site in the development.

In particular:

The provision of CCTV surveillance of the site;

Adequate site fencing; and

Lighting of the external areas of the Units.

Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secured by Design' accreditation award from Hillingdon's Metropolitan Police.

#### REASON

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

### **8 ST1 Landscaping Implementation**

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

whichever is the earlier period.

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

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

#### REASON

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

### **9 ST1 Landscape Maintenance**

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

#### REASON

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

### **10 DIS3 Parking for Wheelchair Disabled People**

Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

#### REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **11 H10 Parking/Turning/Loading Arrangements - Commercial Devs.**

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

#### REASON

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan.

**12 ST1 Disabled Parking Ratio's**

Parking spaces for people with disabilities shall be provided at the following rate:

Unit C: 7 spaces

Unit D: 6 spaces

**REASON**

To ensure that the approved car parking is provided in accordance with policies AM14 and AM15 of the Hillingdon Unitary Development Plan saved Policies September 2007.

**13 ST1 HGV Parking Layout**

The development shall not be occupied until a revised HGV parking plan to service Units C and D has been submitted to and approved in writing by the Local Planning Authority. The parking layout plan shall provide for an HGV parking ratio sufficient to accommodate the parking requirements for future uses within these units. Details as approved shall be provided on site, prior to the occupation of the proposed development and thereafter retained on site.

**REASON**

To ensure that the approved HGV parking plan is provided in accordance with the maximum standards provided under Annex 4 Parking Standards of the London Plan.

**14 ST1 Cycle Storage**

The development shall not be commenced until details of covered & secured cycle parking arrangements to service each unit have been submitted and approved in writing by the Local Planning Authority. Cycle parking to service each unit shall be provided with a minimum of 1 space per 75m<sup>2</sup> of Class B1(a) offices and 1 space per 250m<sup>2</sup> for Class B8 uses.

Details as approved shall be provided on site, prior to the occupation of the proposed development and thereafter retained on site.

**REASON**

To ensure that adequate facilities are provided for cyclists in accordance with policy AM9 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**15 ST1 Bird Hazard Management Plan**

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds.

The Bird Hazard Management Plan shall be implemented as approved. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

**REASON**

To avoid endangering the safe operation of aircraft through the attraction of birds in accordance with Policy A6 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**16 ST1 Landscape Species Selection**

The berry bearing species for the landscaping of the site shall be no more than 25% of the total species on site and shall be spread throughout the planting palette rather than in concentrated areas. Details are to be submitted to and approved in writing by the Local Planning Authority.

**REASON**

To reduce the bird strike risk posed by winter thrushes and starlings in accordance with Policy A6 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**17 ST1 Sustainable Urban Drainage**

Before any part of this development is commenced, details of a scheme for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall adopt sustainable drainage solutions, such as porous surfaces, for all car park areas within this part of the site. All works that form part of this drainage scheme shall be carried out before any part of the approved development is occupied unless otherwise agreed in writing by the Local Planning Authority.

Note: This condition shall not apply to those areas accessible to HGV's.

**REASON**

To limit surface water runoff in order to ensure that the proposed development does not cause a new surface water flooding problem in accordance with Policy OE7 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**18 ST1 Energy Strategy**

Before the development is commenced, details demonstrating that 20% of energy requirements for the proposed new development shall be supplied from renewable sources shall be submitted to and approved in writing by the Local Planning Authority. The energy supplied to the development shall be in accordance with the details as agreed unless the Local Planning Authority gives written approval to any variation.

**REASON**

To ensure a proportion of the site's energy needs are met by renewable energy sources in accordance with Policy 4A.7 of the London Plan.

**19 NONSC Electric Charging Points**

Before development commences, plans and details of at least 13 conveniently located electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging points shall be installed in accordance with the approved scheme and maintained for the lifetime of the development.

**REASON**

To encourage sustainable travel and to comply with London Plan Policy 4A.3.

**INFORMATIVES**

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**

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, namely Policies EC1, EC2, EC3, EC5, BE13, BE24, BE25, BE38, OE1, OE3, OE5, AM1, AM2, AM3, AM5, AM6, AM7, AM8, AM9, AM10, AM11, AM12, AM13, AM14, AM15 and PR7 and to all relevant material considerations, including Supplementary Planning Guidance.

## **3**            I11                    **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

## **4**            I12                    **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.

## **5**            I15                    **Control of Environmental Nuisance from Construction Work**

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays or Bank Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

## **6**            I34                    **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

## **7**

Nuisance from demolition and construction works is subject to control under the Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you



should ensure that the following are complied with:-

- a) Demolition and construction works should only be carried out between the hours of 0800 hrs and 1800 hrs Monday to Friday and between the hours of 0800 hrs and 1300 hrs on Saturday. No works shall be carried out on Sundays or Bank Holidays.
- b) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- c) The elimination of the release of dust or odours that could create a public health nuisance.
- d) No bonfires that create dark smoke or nuisance to local residents.

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

## **8**

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

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

## **9**

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airfield Operations staff. In some instances it may be necessary to contact BAA Airfield Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences from Natural England before the removal of nests and eggs.

## **10**

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an

aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at [www.caa.co.uk/srg/aerodrome](http://www.caa.co.uk/srg/aerodrome)).

## 11

There should be continuity of materials and finishes across the site taking into account earlier phases of development.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The site has an area of 3.82 hectares and forms part of a wider development site for Classes B1, B2 and B8 Employment uses of 12.08 hectares located adjacent to the Stockley Park employment area, 2km west of Hayes Town Centre and 0.5km north of the M4. Heathrow airport is approximately 2km to the south.

The area surrounding the site is mixed in character. To the south and east is the residential area of Hayes. The site is bounded to the north by the Paddington to Bristol railway line, and to the west by the Heathrow Express rail link. To the south of the site is the housing component of the former Ministry of Defence site, which was approved and provided for 101 residential units including affordable housing. Beyond this lies the Bourne Farm Playing Fields and other open Green Belt land.

The site is part of land which was in agricultural use until the late 1930's when it was developed by the Ministry of Defence (MOD) as a munitions factory during the Second World War. During the 1950's the site was converted for use as a file repository and contained a range of warehouse and office accommodation.

The site, where units C and D are proposed, has now been cleared as part of planning permission Ref: 183991APP12004/2284 and the main roads into the site from Stockley Road and the alternate access through Bourne Avenue to the housing site have been implemented.

Unit A has also been approved under planning permission ref: 18399/APP/2005/2387 and has been implemented on site. Planning permission (Ref: 18399/APP/2006/547) was granted on 12/07/06 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of units B,E&F in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415. These units have now been implemented on site.

Parts of the application site lie within land designated within the Crossrail Safeguarding Area.

#### 3.2 Proposed Scheme

Reserved matters approval is sought for the access, appearance, landscaping and scale for two buildings within the approved layout of plot C and plot D, approved under planning permission (Ref:18399/APP/2005/3415)02.02.2006.

The Outline Development Framework Plan - Permitted Developable Area for Site A, being the area over which Units C and D are to be sited, provided for an employment floor

space of 22,560m<sup>2</sup> GEA to service B1(c) / B8 employment uses. The maximum height of all buildings within this part of the site was approved at 15.4 metres in height.

Reserved matters in respect to the siting, design, appearance and landscaping of Unit's C and D have previously been approved under permission ref: 18399/APP/2007/2725.

The current application seeks approval for various alterations to aspects of the scheme previously approved which have been necessitated by amendments to other sections of the Prologis Site.

The current proposal comprises the following:

The proposed Unit C comprises 4,265m<sup>2</sup> GIA of Industrial floor area and 770m<sup>2</sup> GIA of office. The unit is to be serviced with 52 car spaces including 5 disabled, 2 motorcycle parking and 6 HGV spaces located to the north and south of the unit.

The proposed Unit D comprises 9,170m<sup>2</sup> GIA of Industrial floor area and 986m<sup>2</sup> GIA of office. It will be serviced by 105 car spaces, and 5 motorcycle spaces located to the north of the unit. The principle service yard located to the west of Unit D accommodates a 40 metre yard and turning circle for HGV's. It also provides for 20 HGV spaces along the western side of Unit D.

In addition an overflow car park is provided to the west of unit C, for use by all units within the site.

Landscaping of the site consists of infrastructure planting along the main vehicular access roads and boundary screen planting. The landscaping is predominately trees surrounding each of the Units and along the access roads, and are under-planted with hedges and ground cover. The boundaries of the site will be characterised by native woodland planting and hedgerows to reflect and support the adjoining character of the Green Belt and its nature conservation value.

The site is accessed from the existing main access on Stockley Road.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

In 1999 a planning brief was adopted for the site. This recognised the site's strategic importance, due to its prominent position on the highway network and close proximity to Heathrow Airport. It also proposed that its redevelopment should provide improvements to public transport and other facilities and employment opportunities for local residents of the Hayes- West Drayton corridor in which it is located. The brief identified a number of land uses, which might be appropriate for the site, including employment generating uses, hotel and conference facilities, leisure, residential and local retail and community facilities.

Outline planning permission (Ref: 18399/APP/2004/2284) was granted on 19 August 2005 for the redevelopment of the site for a mixed-use development comprising use classes B1(a) and (c), B2 and B8 employment uses and C3 residential use (up to a maximum of 101 units) with associated access, parking and landscaping. Each specific use approved within the site was identified within the Outline Development Framework Plan - Permitted Developable Area. Site A identified within the approved Outline Development Framework Plan, covers that area within which Units C and D are to be sited, and provides for an employment floor space of 22,560m<sup>2</sup> GEA of B1c/B8 employment uses. The maximum height of all buildings within this part of the site was approved at 15.4 metres in height.

Planning permission (Ref: 18399/APP/2005/3415) was granted on 27/01/06 in relation to the variation of conditions 2, 3, 7, 8, 10, 11, 13, 20, 21, 22, 26, 29 & 30, to allow for separate phased submissions of details relating to the residential and employment components of the development.

Unit A has also been approved under planning permission ref: 18399/APP/2005/2387 and has been implemented on site.

Planning permission (Ref: 18399/APP/2006/547) was granted on 12/07/06 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of units B, E and F in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

Planning permission (Ref: 18399/APP/2006/2308) was granted on 03/11/06 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of Unit F in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

Planning permission (Ref: 18399/APP/2007/2724) was granted on 17/12/07 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of Units C, D and G in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

Planning permission (Ref: 18399/APP/2007/2725) was granted on 17/12/07 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of Units C and D in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

Planning permission (Ref: 18399/APP/2009/423) was granted on 21/05/09 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of Unit B in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

Planning permission (Ref: 18399/APP/2009/2119) was granted on 19/01/10 in respect of reserved matters for the siting, design, external appearance and landscaping of the employment component of Unit E in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

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

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

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

Part 1 Policies:

Part 2 Policies:

- |      |   |
|------|---|
| AM14 | New development and car parking standards.  |
| AM15 | Provision of reserved parking spaces for disabled persons   |
| AM2  | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |

AM7	Consideration of traffic generated by proposed developments.
AM6	Measures to discourage the use of Local Distributor and Access Roads by through traffic
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 4A.22	Spatial policies for waste management
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
LPP 3B.4	London Plan Policy 3B.4 - Industrial Locations

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th May 2010**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The application was advertised as a major development under Article 8 of the Town & Country Planning (General Development Procedure) order 1998 and 490 neighbouring properties were consulted. 3 letters of support and no letters of objection were received.

### CROSSRAIL SAFEGUARDING

A response is awaited from Crossrail and the recommendation allows scope for these comments to be taken into account.

### Internal Consultees

#### TREES & LANDSCAPING

The current layout (Michael Sparks Associates drawing No. 30226-PL-101) is for the final two units C and D at the northern end of the Prologis industrial park. It incorporates amendments to the layout originally approved in planning permission ref. 18399/APP/2007/2725 for three units C, D and G (indicated on Michael Sparks Associates drawing No. 2602A-PL-11 B). The minor changes to the site boundaries and spatial organisation within the site has resulted in a similar arrangement of structure planting.

Former landscape proposals by Barry Chinn Associates perpetuated the theme (established in previous phases) of heavy standard tree-lined avenues along the service roads under-planted with ornamental swathes of (monoculture) ground-cover. This planting creates a robust and unfussy landscape structure which has proved to be appropriate for the scale and nature of the development.

The current landscape proposals, provided in Barry Chinn Associates' drawing Nos. 01 Rev A and 02 Rev A, are similar to those previously approved. The main variation, in detail, is the loss of a line of on-site trees to the east of unit D. However, the eastern boundary is defined by tall acoustic fencing beyond which is a wooded embankment which help to form a spatial and visual buffer between the industrial shed and the residential properties to the east. These boundary details were previously approved by the LPA as part of the landscape infrastructure - and have since been implemented. The loss of the trees from behind the acoustic barrier is not considered to have a significant impact on the proposal.

Within the curtilage of unit D, 4No. large specimen trees with groundcover are proposed. 11No. large specimen trees are proposed within the overflow car park, together with ornamental hedge and shrub planting. Tree species include *Alnus cordate* and *Quercus robur* 'Koster'. The service roads will feature approximately 35No. large specimen trees, featuring *Acer campestre* 'Streetwise' and *Quercus robur* 'Koster'. Planting schedules are provided on the drawings.

The landscape proposals are supported by document ref. L1120/10 'Soft Landscape Works Maintenance and Management Proposals'.

#### RECOMMENDATION

The proposal is consistent, in terms of character and quality, with the landscape masterplan and earlier phases and satisfies saved policies BE25 and BE38. No objection subject to conditions TL5, TL6 and TL7.

#### HIGHWAYS

No objection to the additional car parking provision.

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

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

The principle of the development has been established under outline planning permission ref. 18399/APP/2004/2284 granted on 19 August 2005 and the subsequent reserved matters approval granted under ref. 18399/APP/2007/2725. Accordingly, there is no objection to the principle of the proposal.

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

The application seeks reserved matters approval for the siting, design, appearance, landscaping, layout and scale of two industrial units. Density is therefore not considered to be a relevant consideration.

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

The site does not lie within a conservation area or area of special local character. Nor is the site located in the vicinity of a listed building.

Archaeological implications of the entire development were considered under the outline application and conditions 24 and 26 of the outline permission (18399/APP/2004/2284) ensure that the archaeological work must be undertaken before development work commences of new parts of the sites.

#### **7.04 Airport safeguarding**

The height of the proposed building remains identical to that existing on site. At 13m the height of the proposal does not contravene airport safeguarding criteria.

Despite the height of the proposal not being sufficient to warrant consultation with BAA or NATS, conditions requiring the submission and approval of a bird management plan and

restricting the number of berry bearing bushes have previously been imposed for all units within the site. It is considered that to ensure the continued effectiveness of these measures across the site these conditions must also be imposed on the proposed unit, accordingly they are included within the recommendation.

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

The wider Prologis site adjoins land to the west and south that is designated Green Belt. Part of the land to the west is also identified as a site of Nature Conservation Grade 1 Importance. The impact upon the adjoining Green Belt was assessed at the outline planning stage. It was determined that sufficient area was available to screen and soften the impact of any new built form that formed part of the Prologis Park development.

Units C and D will be well screened from the adjoining Green Belt land to the west of the site by the provision of landscaping to the site boundaries. Additional landscaping is also provided within the site with planting being provided along the internal boundaries of each of the Units. Upon maturity these areas of planting will result in a good visual enclosure of the site ensuring the adjoining Green Belt is not unduly affected by the scale of the units. The development is therefore considered to comply with UDP policy OL5.

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

The siting, mass, bulk and scale of the proposed unit are identical to those considered under reserved matters approval ref: 18399/APP/2007/2725. Accordingly, it is considered that any impacts on the character and appearance of the area would be limited to those of the amended northern elevation, the increased area of service yard and the amendments to the proposed fencing.

Policy BE13 of the UDP highlights the importance of designing new development to harmonise with the existing streetscene. Policy BE25 seeks to ensure modernisation and improvement of Industrial and Business Areas through design and landscaping, improved vehicular and pedestrian access and circulation, and environmental improvements.

The proposed elevational design, (both units will have pitched roofs to a height of approximately 14.8m) as well as proposed building materials for Plots C and D, including profiled metal cladding, cream bricks to offices, terracotta cladding and grey profiled metal cladding represents a similar combination of cladding and glazed elements as the previous phases of the Prologis Park development.

From an urban design point of view, the scheme is considered to contribute to an efficient use of the existing brownfield site, and a coherent character of the street scene. As such the proposal is considered to be acceptable and accords with Policies BE13 and BE25 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

#### **7.08 Impact on neighbours**

Unit D is located to the north of a residential development that formed part of the underlying planning permission for this site, and provided for up to 101 units to the east of the employment component. As part of the outline planning permission (ref: 18399/APP/2004/2284) a landscaped buffer was required in order to provide a visual and acoustic barrier for the development. In addition to this the applicant implemented a 6m high acoustic fence along the eastern boundary of the service yards of Units E and F, which adjoin the proposed residential area.

To the east of Unit D is an extensive area of landscape screening, which is to be retained. This planting area sits outside of the red line plan for the proposal site and will not be impacted by the development of either unit.

Through the installation of the acoustic fencing, landscaping and bunding between the two land uses already implemented on site, it is considered that the development will not have any unreasonable impacts on the neighbouring residential areas.

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

The application is not for residential accommodation, accordingly this is not relevant.

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

The development of the site for employment uses and its impact on the road network design, highway capacity and public transport was considered at the time of the original outline plan approval for this site.

In terms of car parking standards, the London Plan parking standards are to be used unless a specific standard is listed under the Council's parking standards within the Hillingdon Unitary Development Plan Saved Policies September 2007.

The London Plan permits a maximum of 1 space per 100m<sup>2</sup>. According to the Council's interim standards for B1(a) offices the maximum permitted number of spaces is 1 space per 100m<sup>2</sup> and for B1b, B1c, 82 and B8, 2 spaces plus 1 space per 100m<sup>2</sup> for all floor space in excess of 235m<sup>2</sup>.

Unit C is to be serviced with 52 car spaces including 5 disabled, 2 motorcycle parking and 6 HGV spaces located to the north and south of the unit. Unit D is serviced by 105 car spaces, and 5 motorcycle spaces located to the north of the unit.

The application also seeks approval for an overspill parking area (102 spaces) which is to be during shift changes by the occupiers on the site. The total number of parking spaces on the site equates to 501 spaces. The total number of spaces consented for as part of the outline application is 574 spaces and therefore the proposal does not exceed this.

In terms of overall car parking provision, the number of spaces would be consistent with parking guidelines in accordance with the outline planning permission (ref: 18399/APP/2004/2284). In terms of HGV parking the London Plan requires 1 lorry space minimum plus a maximum of 1 lorry space per 500m<sup>2</sup> gross floor area for B8 storage and distribution facilities. Unit C has 11 HGV spaces and Unit D has 20 HGV spaces

No specific details have been provided in relation to the location and size of refuse and storage bins for the units. This is a matter that can be addressed by a condition requiring these details to be submitted to Council prior to the commencement of works.

Overall, the scheme is considered aligned with Policies AM9, AM14 and AM15 of the Unitary Development Plan Saved Policies September 2007.

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

Issues relating to design have been addressed in section 7.07 of the report.

Access arrangements to the site will remain as existing on site and are considered acceptable.

Security issues were dealt with under previous applications on the site, however a condition will be attached to ensure details of adequate security measures will be submitted to the council prior to the commencement of development.

#### **7.12 Disabled access**

Disabled Access issues were addressed under the Outline Planning Permission. To



ensure compliance with current legislation, a condition will be attached to the approval requiring details of disabled access to the site.

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

The application is not for residential accommodation, accordingly this consideration is relevant.

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

The landscaping of the areas around the application site has previously been considered under outline planning permission ref. 18399/APP/2004/2284 and reserved matters approval ref. 18399/APP/2007/2725). The proposal would not result in a reduction of the previously approved on site landscaping. The proposed site layout includes the planting of 2 new trees to the north of the new entrance. The Council's Trees and Landscape Officer raises no objection to the proposal subject to conditions requiring details of the proposed tree planting and to ensure its implementation and subsequent maintenance.

Accordingly, it is considered that the scheme would maintain an appropriate landscape environment both within the application site and in relation to the wider area, consistent with Policy BE38 of the Unitary Development Plan Saved Policies.

With regard to ecology, the outline planning permission considered the impact of the development on the adjoining nature conservation area. The assessment concluded that while the development would have direct impacts on the site and on the adjoining Site of Importance for Nature Conservation (SINC), Natural England were consulted and raised no objections subject to the inclusion of specific conditions. Conditions were included in the outline planning permission, which required specific works in relation to the relocation of badger setts and the removal Japanese Knotweed. These conditions were considered to satisfactorily address the impact of the development on nature conservation interests. No additional conditions are considered necessary in this regard.

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

These issues were addressed under the Outline Planning Permission. To ensure compliance with current legislation, a condition will be attached to the approval requiring details of sustainable waste management on this part of the site.

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

These issues were addressed under the Outline Planning Permission. To ensure compliance with current legislation, a condition will be attached to the approval requiring details demonstrating that 10% of energy demands for the site will be met by renewable resources.

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

These issues have historically been dealt with under the outline planning permission and previous reserved matters. A condition requiring the use of sustainable urban drainage systems on this part of the site is considered necessary.

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

Issues relating to noise impacts have been dealt with in section 7.08 of the report.

Issues relating to air quality were considered under the grant of outline planning permission; accordingly the proposal does not give rise to any concerns relating to air quality.

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

None.

#### **7.20 Planning obligations**

The application seeks approval for reserved matters for an industrial development.

Matters relating to planning obligations were considered under the outline planning permission.

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

Not applicable.

#### **7.22 Other Issues**

None.

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

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

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

### **10. CONCLUSION**

The application seeks approval of the reserved matters for the siting, design, external appearance and landscaping of units C and D in compliance with condition 3 of planning permission Ref: 18399/APP12005/3415, located within the Prologis Park Development.

The proposal involves two buildings within the approved layout of plot C and plot D (approved under planning permission (Ref: 18399/APP/2005/3415). Reserved matters ref: 18399/APP/2007/2725 has already approved the siting, design, external appearance and landscaping of units C and D. This scheme has been submitted following revisions to elements of this approval.

The design and appearance of the proposed buildings on Plots C and D are consistent

with Units A, B, E and F approved under separate reserved matters applications, which are now finalised. The landscape plan proposed is consistent with the planting themes previously identified for this site.

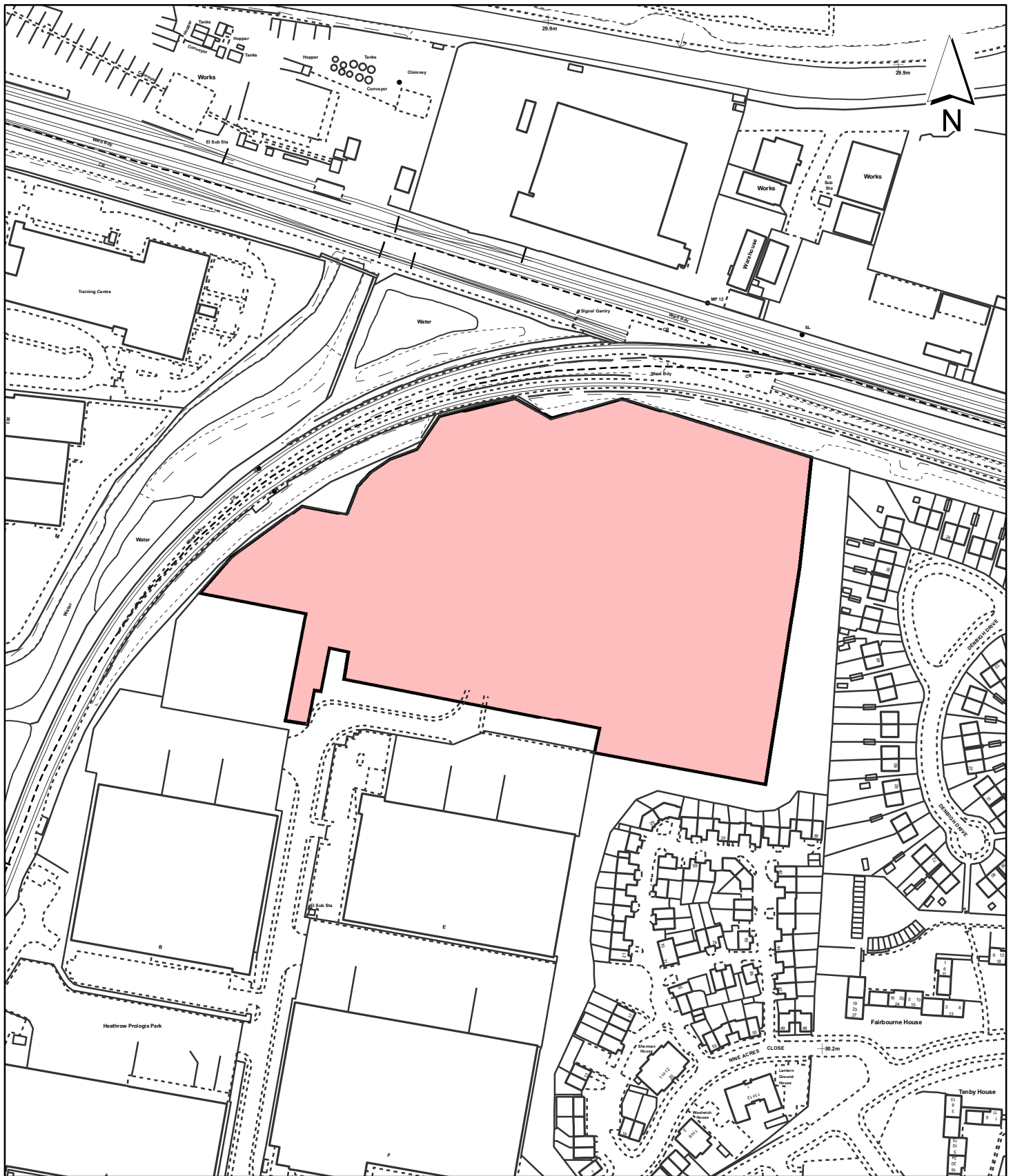
The proposal is considered to accord with the outline planning permission and will not undermine the functioning of this site, nor impact upon the amenity of adjoining residential properties. The proposal is therefore recommended for approval.

#### **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007.  
The London Plan (February 2008).

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**Notes**

 Site boundary  
For identification purposes only.

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Planning Application Ref:

**18399/APP/2010/545**

Scale

**1:2,500**

Planning Committee

**Central and South**

Date

**May 2010**



**HILLINGDON**  
LONDON