

Report of the Head of Planning & Enforcement Services

Address SOUTH RUISLIP LIBRARY, PLOT A VICTORIA ROAD RUISLIP

Development: Erection of a three storey building to provide for a new library, adult learning facilities, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building).

LBH Ref Nos: 67080/APP/2010/1419

Drawing Nos: 2009/D42A/P/02 (Location Plan)
2009/D42A/P/03 (Topographical Survey)
2009/D42A/P/04 (Tree Removal and Demolition Plan)
2009/D42A/P/05 (Amenity Space Analysis)
2009/D42A/P/08 (First Floor)
2009/D42A/P/09 (Second Floor)
2009/D42A/P/10 (Roof Plan)
2009/D42A/P/11 (Street & South East Elevations)
2009/D42A/P/12 (Rear and North West Elevations)
2009/D42A/18 (Ground Floor Plan)
2009/D42A/19 (First Floor Plan)
2009/D42A/P/20 (Ground & First Floor)
2009/D42A/P/21 (Ground & First Floor)
E/A1 2452/1 Rev. A (Hard and Soft Landscape)
Design and Access Statement dated June 2010 ref: 200942D/A/P
Transport Statement dated June 2010
Noise Assessment dated May 2010
Energy Statement dated June 2010
Arboricultural Impact Assessment Report dated 14/06/10
Flood Risk Assessment dated April 2010
Preliminary Contamination Assessment Report dated September 2009
Phase II Geoenvironmental Assessment Report dated September 2009
Letter from MLN dated 11/06/10 ref: DMB/722474/004/JEM - Contaminated Land Assessment
2009/D42A/P/07 A (Ground Floor)

Date Plans Received: 16/06/2010 **Date(s) of Amendment(s):** 16/06/0010
Date Application Valid: 16/06/2010 23/07/0010

1. SUMMARY

This application seeks full planning permission for the demolition of South Ruislip Library and the redevelopment of the site to provide a three-storey high, mixed use development comprising a new replacement library, adult learning facilities, 10 residential units and associated car parking and landscaping. The site is located on the north east side of Victoria Road in South Ruislip.

The proposal would provide new and improved replacement library facilities in addition to an adult education centre which, it is understood, could replace existing facilities at Ruislip High School in the future.

It is not considered that the proposed development would have a significant detrimental impact on the character or appearance of the surrounding area or on the residential

amenity of neighbouring occupants. An acceptable internal living environment would be created for future occupants and sufficient amenity space is provided. The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land)

a) That the applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a Statement of Intent (Statement) to make provision for the following matters as would a third party developer under a section 106 planning obligation:

i) The provision of highway improvements along Victoria Road, including right turning lane, reinstatement of the existing access and creation of new access arrangements.

ii) The provision of a contribution of £12,311 towards educational facilities.

iii) The provision of a contribution of £3,250 towards healthcare facilities.

iv) The provision of a contribution of £345 towards local library facilities

v) A contribution of £2,500 for every £1 million build cost to provide for construction training.

vi) A cash contribution equal to 5% of the total cash contribution to enable the management and monitoring of the requirements of the legal agreement.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Statement and any abortive work as a result of the agreement not being completed.

c) That planning officers be authorised to negotiate and agree details of the proposed Statement.

d) That if by 15th September 2010, the Statement has not been completed, delegated powers be given to the Director of Planning and Community Services, at their discretion, to refuse planning permission for the following reason:

1. The development is not considered to have made adequate provision, through planning obligations, for contributions towards educational facilities, healthcare facilities, library facilities, construction training and monitoring. Given that a Statement of Intent, or other appropriate legal agreement, has not been secured to address this issue the proposal is considered to be contrary to Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Document for Planning Obligations (Adopted July 2008).

e) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the Statement.

f) That if the application is approved, the following conditions be attached:-

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 OM1 Development in 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.

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).

3 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor 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 known 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).

4 M1 Details/Samples to be Submitted

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).

5 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The

plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.

5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 TL6 Landscaping Scheme - 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).

11 TL7 Maintenance of Landscaped Areas

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 (September 2007).

12 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse at the premises 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.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

13 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

14 DIS2 Access to Buildings for People with Disabilities

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 Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies

3A.13, 3A.17 and 4B.5.

15 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, and shall include within the design of each wheelchair unit internal storage space for the storage of mobility scooters/wheelchairs and associated charging points as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

17 NONSC Full details of bathrooms in residential units

Notwithstanding the approved plans, prior to the commencement of development, full details of the proposed bathrooms in the residential units, to include details relating to layout, floor gully drainage, etc, shall be submitted to and approved in writing by the Local Planning Authority. With regards to the proposed wheelchair accessible flat, details of the shower access and perimeter drainage, specifically, should be provided.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

18 NONSC Cycle storage provision

Prior to the commencement of development, details of covered and secure cycle storage provision for at least 10 bicycles for the proposed residential units, and at least 14 bicycles for the proposed library and adult education centre (for use by staff and visitors), shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage areas shall be completed prior to the first occupation of the building hereby permitted and thereafter permanently retained and maintained for so long as the development remains in existence. The cycle parking should be regularly monitored and additional storage provided if demand dictates.

REASON

To ensure that adequate facilities are provided in accordance with the standards set out in the Council's Cycle parking Standards in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

20 NONSC Access arrangements

The development hereby approved shall not be occupied until the existing vehicular access has been stopped up and the means of vehicular access has been reinstated, and the new means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

21 NONSC Visibility splays

The proposed vehicular access shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

22 NONSC Visibility splays

The proposed access to the site shall be provided with driver visibility splays of 2.4m x 70m in both directions and shall be maintained free of all obstacles to visibility between the heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-

street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

23 NONSC Parking allocation

Prior to commencement of development a scheme detailing the designation and allocation of parking spaces for the residential units on the site shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall be allocated and provided for the use of those units only in perpetuity.

REASON

To ensure the scheme is supported by adequate parking provision in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

24 NONSC Parking management strategy

Prior to occupation of the development, a car parking management strategy, relating to the proposed library and adult education centre uses, shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented as soon as either use is occupied and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

REASON

To ensure the efficient operation of the parking facilities, especially at peak periods, in accordance with Policies AM2 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. 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 reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

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.

26 NONSC CCTV and lighting

Prior to the commencement of the development hereby permitted, full details of any proposed lighting and CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting and CCTV scheme shall be implemented prior to first occupation of the development.

REASON

In the interests of crime prevention and visual amenity in compliance with Policies BE13 and BE18 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

and advice in the Council's Supplementary Planning Guidance on Community Safety by Design.

27 TL20 Amenity Areas (Residential Developments)

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

28 NONSC Children's play area - security

The hereby approved children's play area shall be exclusively used by occupants of the 10 residential units only, unless prior to its use by any other persons, a management strategy addressing security/anti-social behaviour measures is submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of crime prevention and residential amenity in accordance with Policies BE18 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and advice in the Council's Supplementary Planning Guidance on Community Safety by Design.

29 NONSC Full details of children's play area

Prior to commencement of development full details, including hard and soft landscaping, and details of any equipment to be installed, for the proposed children's play area shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of visual amenity in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

30 NONSC Contamination

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

31 N1 Noise-sensitive Buildings - use of specified measures

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the Local Planning Authority. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on site.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

32 N12 Air extraction system - noise and odour

No air extraction system shall be used on the premises until a scheme which specifies the provisions to be made for the control of noise emanating from the site or to other parts of the building, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the Local Planning Authority. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

To safeguard the amenity of the occupants of the proposed residential units and surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

33 N13 Sound insulation of commercial/entertainment premises

The development shall not begin until a sound insulation scheme that specifies the provisions to be made for the control of noise transmission to adjoining dwellings, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the Local Planning Authority. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

34 NONSC Hours of use

The use of the adult education centre hereby approved shall be restricted to the following hours:

0900 hours to 2200 hours Monday to Thursday;
0900 hours to 1700 hours on Fridays;
0900 hours to 1600 hours on Saturdays; and
not at all on Sundays and Bank/Public Holidays.

REASON

In the interests of residential amenity in accordance with Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

35 NONSC Servicing/delivery hours

Deliveries and collections, including waste collections, shall be restricted to between 0800 hours and 1800 hours Mondays to Saturdays and not at all on Sundays and Bank/Public Holidays.

REASON

In the interests of residential amenity in accordance with Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

36 NONSC Code for Sustainable Homes

The residential development hereby permitted shall be built to a minimum of Level 3 of the Code for Sustainable Homes (or its successor). No development shall take place until a Design Stage assessment (under the Code for Sustainable Homes or its successor) has been carried out and a copy of the summary score sheet and Interim Code Certificate have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

37 NONSC Code for Sustainable Homes

Prior to the first occupation of the residential development, a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) shall be submitted to the Local Planning Authority verifying that the agreed standards have been met.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

38 NONSC BREEAM - library and Adult education centre

The Library and adult education centre shall be designed and built to BREEAM Very Good incorporating the energy reduction measures and renewable energy technology outlined in the Energy Statement. The development shall not be occupied until confirmation that it has reached the Very Good standard is submitted to and approved by the Local Authority.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

39 NONSC Energy requirements - 20%

Before the development is commenced, details demonstrating that 20% of energy

requirements for the proposed development shall be supplied from renewable sources, or sufficient justification as to why this cannot be achieved at the site, 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 agreed unless the Local Planning Authority gives written approval to any variation.

REASON

To ensure compliance with the Mayor's sustainability objectives under Policy 4A.7 of the London Plan.

40 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

41 SUS7 Heating and Lighting Control

The library and adult education centre hereby approved shall employ devices that automatically turn the heating and lighting off when the facility/rooms are not in use.

REASON

In the interests of energy conservation in accordance with Policy 4A.3 of the London Plan.

42 SUS8 Electric Charging Points

Before development commences, plans and details of one 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.

REASON

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

43 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures

to reduce the numbers of construction vehicles accessing the site during peak hours).
(vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
(vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

44 NONSC Use of managers flat

The manager's flat hereby approved (unnumbered flat on drawing no. 2009/D42A/P/08) shall be used to provide accommodation for employees of the adult education centre, working at the site, and by no other persons, in perpetuity.

REASON

To ensure appropriate living conditions are provided for occupiers of the development in accordance with Policies BE20, BE21, BE23 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and guidance in the Council's Supplementary planning Document on Residential Layouts.

45 NONSC Use of retail unit

The ground floor retail unit hereby approved shall be used within Class A1 use of the Town and Country Planning (Use Classes Order) 1987 (As Amended) and for no other purpose.

REASON

To ensure an appropriate form of development is provided on site, in the interests of residential amenity, in accordance with Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE18	Design considerations - pedestrian security and safety
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
H4	Mix of housing units
H5	Dwellings suitable for large families
S9	Change of use of shops in Local Centres
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed

precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 I3 Building Regulations - Demolition and Building Works

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

6 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

8 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).

9 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.

10 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, Bank and Public 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.

11 I19 **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

12 I25 **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

13 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
- 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.
- 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.
- 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.

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

14 147 Damage to Verge

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

15

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.2 hectare irregularly shaped plot located on the north east side of Victoria Road in South Ruislip. The site currently accommodates South Ruislip Library, a relatively modestly sized single storey building, part of an associated car parking area and landscaping, which largely consists of grassed areas surrounding the building. A large gas company cabinet is located towards the north west end of the site.

Victoria Road bounds the south west boundary of the site, beyond which is a Sainsburys Supermarket, with associated service yard, car park and petrol station. The site is bounded to the north west by Kelvedon Court, a three-storey block of flats with associated parking area and to the north east by Queensmead School playing fields. The site is bounded to the south east by the site of the former Swallows Gymnasium, which has now been demolished and is due to be redeveloped for residential purposes in the future. Notably, the Council is currently assessing an application for the redevelopment of part of that site (known as Plot B) to provide two blocks of flats comprising a total of 31 units, with associated car parking and landscaping.

Planning permission was granted for the erection of a youth centre with associated parking, landscaping, and access, on the south eastern most part of the Swallows Gymnasium site, in 2009 (ref: 66408/APP/2009/2202). This is currently under construction.

The site falls within South Ruislip Local Centre as shown on the Hillingdon Unitary Development Plan Proposals Map. The school playing fields to the north east, and adjacent land to the north west and south east fall within the developed area.

3.2 Proposed Scheme

The application site forms one of three adjacent sites which are either currently being redeveloped, or are due to be redeveloped by the Council in the future. This site is referred to as Plot A. The adjacent site (Plot B), is due to be redeveloped for residential use, for approximately 30 units, in the future, and the site beyond is currently being redeveloped to provide a new youth centre with associated car parking and landscaping.

This application seeks full planning permission for the redevelopment of Plot A to provide a three-storey mixed-use development comprising a new library, adult learning facilities, residential units and associated parking. The proposed library would provide improved facilities over the existing tired and dated facility on site. The proposed adult education centre would replace adult education facilities currently operating from Ruislip High School, but due to be relocated in order to provide additional classroom space at the school.

The building would be located relatively centrally within the site, with car parking provided parallel with the south east boundary, and amenity space, including a children's play area, located towards the north east of the building.

The proposed building would comprise a 388m² library with associated staff room and office, WC facilities, plant room, communications room and lobby at ground floor level. A small, 11m² retail unit would be provided in the lobby area and plans indicate that this could be used as a florist's shop.

At first floor level an adult learning centre, comprising five classrooms of between

approximately 40m² and 62m², ancillary offices, reception area, WC facilities and managers flat would be provided. The manager's flat would comprise one bedroom, lounge with kitchenette and a bathroom. In addition three self-contained one-bedroom flats, comprising bedroom, bathroom, lounge with kitchenette and balcony, would be provided at this level.

Seven one-bedroom units would be provided at second-floor level, each also comprising bedroom, bathroom and lounge with kitchenette. Four of the units would be provided with private roof terraces, and three would be provided with balconies.

The application forms state that the proposed library opening hours would be between 09.00 hours and 17.30 hours on Mondays, Wednesdays and Thursdays; 09.00 hours to 19.00 hours Tuesdays and Thursdays; and 09.00 hours to 16.00 hours on Saturdays. The adult education centre would operate between 09.00 hours and 22.00 hours Monday to Thursday, 09.00 hours and 17.00 hours on Fridays and 09.00 hours to 16.00 hours for occasional use on Saturdays.

A total of 21 car parking spaces, 10 allocated to residents, and 11 allocated to users of the library and adult education facility, and associated vehicular access, would be provided at the south east side of the plot.

Amenity space would be provided at the northern corner of the site and a children's play area would be provided adjacent to the north east boundary.

Cycle storage and refuse storage areas would also be provided.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history on record relating specifically to the library site. However, the following applications are considered to be relevant to this scheme:

67080/APP/2010/1420 - Erection of two, part two, part three-storey blocks, comprising a total of 12 one-bedroom, 16 two-bedroom, and three 3-bedroom flats with associated parking and amenity space (on land adjacent to South Ruislip Library - Plot B) - No decision to date.

66408/APP/2009/2202 - Erection of single-storey building for use as youth centre with associated parking and landscaping (land to south east of Ruislip Library forming part of former Swallows Gym) - Approved 04/12/09

4. Planning Policies and Standards

London Plan (Consolidated with Alterations since 2004)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 25: Development and Flood Risk
Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and Noise
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
Supplementary Planning Guidance - Planning Obligations

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.
- PT1.19 To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of Town or Local Centres.
- PT1.20 To give priority to retail uses at ground floor level in the Borough's shopping areas.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE14 Development of sites in isolation
- BE18 Design considerations - pedestrian security and safety
- 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.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area

OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
H4	Mix of housing units
H5	Dwellings suitable for large families
S9	Change of use of shops in Local Centres
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th July 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 284 local owner/occupiers and the South Ruislip Residents' Association. Site and press notices were also posted. To date four letters of objection have been received, which raise the following concerns:

i) Increase in congestion.

- ii) Insufficient parking. The assumption that there will only be one car per flat (one user having to be disabled) and no visitors will significantly increase existing parking and congestion problems in the area.
- iii) The residential development is cramped and out of keeping with the surrounding area.
- iv) The green fields currently provide a pleasant outlook.
- v) Increased pressure on local schools, which are already oversubscribed.
- vi) The nearby traffic light junction is heavily congested at all times.
- vii) South Ruislip is already densely populated. This will make the situation worse.
- viii) The infrastructure is already overloaded, and the continuously increasing traffic, pollution and noise already make life unpleasant for residents. Even more overcrowding will push the area into becoming a grim suburb.
- ix) The money for the development would be better spent building a relief road between Victoria Road and the A40.
- x) There is not enough room for the development.
- xi) The Council should not consider providing this scheme without the provision of additional amenities.
- xii) The youth club next door is going ahead against local wishes.
- xiii) GOALS stays open past 11pm against a supposedly agreed curfew.
- xiv) How long before the playing fields are built on?
- xv) Overlooking.
- xvi) Visual impact.

ENVIRONMENT AGENCY: There is no requirement to consult the Environment Agency on this application.

MINISTRY OF DEFENCE: No objection.

METROPOLITAN POLICE: No objection, subject to conditions regarding secure by design, boundary treatment, CCTV and security in relation to the children's play area.

Internal Consultees

URBAN DESIGN OFFICER

The proposed scheme regards the regeneration of a centrally located brownfield site for the purpose of a replacement library, education facilities for the relocation of adult education from a Ruislip High School and residential flats. The application site is centrally located within a short walking distance from South Ruislip Underground Station. Directly opposite the library site is a large scale retail development. The proposed library and education facilities provide important complementary services which assist in creating a diverse, well balanced town centre environment, providing cultural services in close proximity to leisure, sport and commercial services.

To the north west of the elongated plot is a three storey residential development, Kelvedon Court, which is very well screened from the development site by robust vegetation. Immediately to the south of the application site are construction works relating to the provision of a new youth centre. Further to the south are existing tennis courts, whilst large open Playing fields abut the site to the east. The proposed scheme, which forms a linear development along Victoria Road, forms an important extension of the town centre. From an urban design point of view it is of great importance to continue the avenue character of the street scene in a similar way to the continuous line of Plane trees and complementary hedge planting which screens the large scale customer car park opposite the site.

The library development, which is complemented by two additional residential storeys on top, is considered to be suitable in terms of scale, height and massing, given the scale of the mixed use

surrounding environment. The site benefits from being very well screened from the residential development to the north west. The Sainsburys building across the road is of large scale, and the playing fields to the north east are spacious. The residential development benefits from a smaller amenity area and a children's play area to the rear. Surface car parking is provided to the south of the building.

From an urban design point of view additional tree planting is required to continue the existing green framework in form of tree lined car parking on the opposite side of the street in order to enhance the street scene character as a whole. The current layout of the car park only provides very limited space to do so, and it is therefore recommended that this part of the layout should be revisited to address this issue. The public pedestrian link between the car park and the Library entrance should be clearly marked out, and the car parking screened off from other circulation areas. The scheme is however fully supported from an urban design point of view in all other aspects. Valuable trees within the site need to be protected during the construction phase, as some of them are situated close to the proposed building.

The proposed building materials such as the combination of fairface brickwork and coloured render, matched by the slated roof and powder coated details in grey emphasise the simplistic and contemporary design approach.

Should approval be granted full details of building all building materials, hard landscaping materials, and boundary treatment, including gates, railings and fences, should be required by way of condition.

HIGHWAY ENGINEER

The application site lies on the north-eastern side of Victoria Road. Victoria Road is a Classified Road and is designated as a Local Distributor Road within the Council's Unitary Development Plan (UDP) road hierarchy.

The site is shown to be in an area with a PTAL accessibility rating of 2, (on a scale of 1-6, where 6 is the most accessible), as indicated on maps produced by TfL. The site is therefore shown to have a low level of accessibility to public transport. However there are bus and train/underground links in the surroundings.

Double yellow lines prohibit parking along Victoria Road at any time. A 58 space public car park is located nearby in Long Drive.

The transport appraisal submitted with the application is in the process of being updated to correct technical errors. The following interim comments are made in the absence of the transport statement and will be finalised once the revised transport appraisal is submitted:

A total of 21 car parking spaces are proposed for the development, 10 spaces (including one disabled bay) for the residential element and 11 spaces (including 2 disabled spaces) for the library and adult learning elements of the development. The car parking provision is considered to be adequate. A public car park is also located nearby. The provision of the car parking should be covered through a suitable planning condition.

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. The hardstanding shall therefore be so designed and constructed that surface water from the private land shall not be permitted to drain onto the highway or into the highway drainage system.

A new vehicular crossover has been proposed. A new bellmouth give-way access with tactile paving would instead be more suitable. This should be covered through a suitable planning condition including associated highway works, stopping up of the existing access and reinstatement of the existing means of the access.

The distance between the highway boundary and the gate proposed before the residential car parking is adequate to avoid vehicles overhanging and/or waiting on the highway.

The residential element of the development is proposed to have covered cycle storage for 10 cycles and 7 cycle stands (capable of accommodating 14 bicycles) are proposed for the library and adult learning elements, which is considered to be acceptable. The provision of the cycle parking should be covered through a suitable planning condition.

The vehicular access should be provided with the requisite pedestrian visibility splays and vehicular sightlines, to be covered through suitable planning conditions.

The refuse and recycle storage is within acceptable trundle distance from the highway.

Victoria Road is a busy road and right turning movements into the site have the potential to have a detrimental effect on the free flow of traffic. Provision for a short right turning lane is currently being considered by the applicant's transport consultants. All highway works including right turning lane, reinstatement of the existing access and creation of new access arrangements should be covered through s278 agreement.

In terms of the vehicular trip generation/attraction, the trips associated with the development are unlikely to have a significant effect on the capacity of the highway network.

The following conditions and informative are recommended to be applied;

Conditions

1. The development hereby approved shall not be occupied until the car parking area has been laid out, surfaced, lit and drained in accordance with details first submitted to, and approved in writing by the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.

2. The development hereby approved shall not be occupied until the existing vehicular access has been stopped up and the means of vehicular access has been reinstatement, and the new means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.

3. Highway works (S278 Agreement).

4. The proposed vehicular access shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

5. The proposed access to the site shall be provided with driver visibility splays of 2.4m x 70m in both directions and shall be maintained free of all obstacles to visibility between the heights of 0.6m and 2.0m above the level of the adjoining highway.

6. H14 & H16 Cycle Storage in accordance with approved plans

Informative

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

TREES/LANDSCAPE OFFICER

This flat site is located on the eastern edge of the local centre. There is a long line of semi-mature (London Plane) trees on the south-western side of Victoria Road. These trees, and other further to the east of the site, form a large-scale landscape feature between the road and the large retail buildings on that side of it. The north-eastern side of the road is more open with some individual and small groups of trees.

A linear clump of Silver Maple, Ash and Turkish Hazel trees close to the road frontage of the site forms a screen/buffer between the road and the existing library building. A group of three trees form a feature behind the building, and together with a belt of Ash and Plum trees (off-site) at Kelvedon Court form part of a larger linear feature around the school playing fields north-east of the site. There is also a clump of two small Birch trees and shrubs around the gas governor/cabinet at the north-western end of the site.

The trees on and close to the site, which are shown on the topographical/tree survey drawing, have been surveyed, in accordance with the recommendations of BS 5837:2005, by Landmark Trees. The results and interpretation of the results of the survey are presented in the Arboricultural Impact Assessment Report (June 2010). The report includes tree survey/constraints, arboricultural impact assessment and plan.

A total of 12 individual trees, one group, and two small sections of hedge-type vegetation were assessed and categorised according to the British Standard guidance. No trees are categorised as A grade (good quality and landscape value, where protection and retention is most desirable as part of any redevelopment). Six trees, including two Ash at Kelvedon Court, are categorised as B grade (fair quality and value, worthy of protection and retention as part of any redevelopment). The other trees/groups/hedges are C rated (poor), which could be retained but, subject to replacement planting, are not a constraint on the development of the site.

The tree survey/constraints drawing shows the root protection areas (RPAs) for the trees which define construction exclusion zones necessary to safeguard trees from built development, or interference within the root zone.

The trees on and close to the site are not protected by Tree Preservation Order or Conservation Area designation.

THE PROPOSAL & APPRAISAL

Based on the recommendations of BS 5837, the design of the development of the site should be informed by the tree survey/report, and an arboricultural impact assessment and constraints report/plan, which considers construction-related issues as well as information about the shade effect of the buildings and trees.

The redevelopment of the site involves the demolition of the existing buildings and the construction of a new three-storey building to provide a new library, adult learning facilities and ten flats, together with associated parking, external works and landscaping. The layout is informed by the tree-related information.

In addition to the off-site trees, the scheme makes provision for the retention of one of the Maple at the rear of the existing building. The clump/screen of five roadside (Category B and C) trees, two

trees at the rear of the building and the Birches near to the gas governor will be removed to facilitate the development. The removal of these trees will have a short term impact. However, it is considered that the Silver Maples in the roadside group will in the medium term outgrow the site, and have to be replaced in any event. Furthermore, the layout reserves space for landscaping and the revised landscaping scheme makes provision for the planting of seven new trees, in replacement of the existing feature, on the road frontage, and three at the rear of the proposed building, such that the scheme will have a medium and long-term benefit. In that context there is no objection to the loss of several trees on the site.

Details of services (including drains and lighting) and levels, and tree protection measures, including a tree protection plan, and landscaping (specifications) and landscape maintenance should be required by conditions.

Overall, with the proposed landscape mitigation and subject to conditions TL1 (services & levels ONLY), TL2, TL3, TL5 (specification ONLY), TL6 and TL7, the application is acceptable in terms of Saved Policy BE38 of the UDP.

ENVIRONMENTAL PROTECTION UNIT (EPU)

Noise

* Residential element

A Noise Assessment has been carried out for the applicant by Northumbrian Water Scientific Services file reference number 18162 dated May 2010. It has been calculated that the overall site falls within Noise Exposure Category C of PPG24.

PPG 24 states that for sites falling within Noise Exposure Category C, planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

Road Traffic Noise (Southern facade - front of building)

The daytime equivalent continuous noise level (Leq) was predicted to be 69.7dB, placing it in upper Category C. Additionally, the night-time noise Leq was predicted to be 61.4dB, which also places the site in Category C. A series of measures are suggested in Chapter 7.1.3 which it is indicated can be employed to ensure noise levels in habitable rooms satisfy the Borough's Noise SPD.

Summary

Based on the results of the noise assessment it is considered that the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures.

Therefore, no objections are raised subject to the imposition of appropriate conditions to ensure that the proposed development will satisfy the requirements of the Borough's Noise SPD.

* Library and Adult Education Facility

Mixed use developments require adequate protection be afforded to occupiers of the residential dwellings to ensure protection of amenity.

Suitable hours of use should be applied to the adult education facility as per those stated on the application form, specifically no later than 2200 hrs. In addition conditions to ensure the residential units are adequately protected against noise from the non-residential elements of the scheme, and relating to air extraction units, should be attached should planning permission be granted.

* Overall site

Dust from demolition and construction

Current government guidance in PPS23 endorses the use of conditions to control impacts during the construction phase of a development. A condition requiring a Construction Environmental Management Plan (CEMP) to include dust control measures to be employed on site should be attached should approval be granted.

Air Quality

The site is within the northern half of the Borough and therefore not located in the declared AQMA. No objections are therefore raised in respect of Air Quality.

Contamination

The desk study Phase 1 report by MLM for the site indicates that the site does not have a contaminative use, the land being used for agricultural purposes in the past before the building of the library and gym. The site has not been identified within the Council's contaminated land strategy. However it is now a brownfield site with made ground. Residential flats with amenity space are proposed. The site is therefore a sensitive development and as such contamination investigations are necessary under the planning regime.

The site investigation (Phase 2) was carried out by MLM following the desk study. There were 12 sampling boreholes into the underlying soil to a maximum of 7.45 metres. These do not cover the areas where the building still stands. The boreholes did not show unusual ground conditions however there is a shallow depth of made ground (gravelly clay, bricks etc) located down to 0.34 to 1.0 metres depth. The borehole soil logs are in the report.

Soils were tested for a range of contaminants and the results were compared to the standards for residential gardens. Most contaminants were not elevated. However there were two levels of Polyaromatic Hydrocarbons (Benzo(a)anthracene and Benzo(a)pyrene) that were above these target levels. The two hotspots are marked on a map and localised remediation is required if they are in a garden or amenity space area. The hotspots are at 0.1 to 0.2 metres depth and may be removed in the site strip. The plants on site are healthy and no levels of phytotoxins were found that would affect plant growth.

Monitoring wells for gas and water were installed at 4 locations. Ground gases were measured on 3 occasions). Some low Carbon dioxide up to 1.4% was found with no methane or vapours. Calculations were made for low rise housing using the NHBC Traffic Lights System for a 150mm void, and it was concluded that gas protection is not necessary mainly due to the low flow rates found.

It appears that there are no groundwater issues found by the investigation and the site is on a non-aquifer. However the Environment Agency should be consulted for their comments.

The investigation report proposes protection for water pipes given that some levels of soil contamination, particularly arsenic, are above the WRAS guideline for laying water pipes.

The details submitted in this application in the MLM reports are sufficient with regards to human health issues. On the basis of the soil testing there may be some localised remediation of the two hotspots. If there is any unexpected contamination in the areas not surveyed or elsewhere this should be reported to the LPA and carried out properly.

No objections are raised subject to a condition requiring submission of a site survey and remediation scheme, given the sensitivity of the housing development and the made ground/identified hotspots on the site. Some contamination may be encountered once the buildings are demolished and all of the ground can be assessed. The condition will also ensure that the imported soil is tested and clean.

SUSTAINABILITY OFFICER

An energy statement was submitted with the application however it only demonstrates 13% of the energy coming from renewable energy sources without adequate justification for not including additional technology to provide the remaining 7%.

The applicant has committed to achieving level 3 of the Code for Sustainable Homes.

Should approval be granted conditions relating to the Code for Sustainable Homes (or its successor) and sustainability measures should be attached to ensure appropriate standards are met.

ACCESS OFFICER

The scheme needs to comply with all 16 Lifetime Home standards (as relevant). In addition, 10% of new housing should be built to wheelchair home standards and should accord with relevant policies, legislation and adopted guidance.

1. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

2. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gully drainage.

3. The proposed wheelchair accessible flat (flat 1) should include specification that is conducive to the access requirements of a wheelchair user. Whilst the Design & Access Statement refers to a level access shower with perimeter drainage, the submitted plans appear not to have been marked up with these technical details.

Officer comment: These matters are conditioned.

S106 OFFICER

Proposed Heads of Terms:

A contribution of £12,311 towards provision of educational facilities in this part of the borough.

A contribution of £3,250 towards local health care facilities in this part of the borough.

A contribution of £345 towards improved library facilities.

Either a scheme detailing how construction training will be provided throughout the construction phase of the development or a contribution equal to £2,500 for every £1 million build cost, towards construction training initiatives in the borough.

A contribution equal to 5% of the total cash contributions to enable the management and monitoring of the S106 agreement.

HOUSING

This application is for a mixed use development to provide a new library, adult learning facilities and 10 x 1 bedroom flats. The flats all benefit from exclusive amenity space in the form of balconies or roof terraces and communal amenity space. They all comply with HDAS size standards, lifetime home standards and will comply with SBD.

The units should be built to a minimum 4 of the Code for Sustainable Homes.

There is a query over classroom 5 or the 11th flat which is not ideal as residential as it appears to act as a fire exit route for the adult learning facilities and has no amenity space.

It is very disappointing to note that no affordable housing is offered on this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Developed Area as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall in a conservation area or Area of Special Local Character. As such, there is no objection in principle to the provision of residential units on the site.

Policy H4 states that wherever practicable a mix of housing units should be provided, particularly one and two bedroom units. It emphasises that within town centres smaller units are preferable. Whilst this location does not fall within a designated Town Centre it falls within South Ruislip Local Centre. Given the location and nature of the site this unit mix is considered to be acceptable. Notably, the Council is currently assessing a scheme for a residential development at the adjacent site, which has a wider mix of unit sizes.

Policy R5 of the UDP Saved Policies September 2007 resists the loss of community facilities unless adequate alternative facilities are available. Similarly, Policy R11 of the UDP requires that proposals which involve the loss of land or buildings previously utilised for community facilities are assessed taking into account whether there is:

- i) A reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility.
- ii) Adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced.
- iii) The proposed alternative accords with all other policies and objectives of the development plan.

Policy R10 supports the development of new community facilities, including libraries. It is proposed to replace the existing 320m² library with a marginally larger 388m² library which would provide modern and improved facilities. In addition an approximately 450m² adult education centre would be provided. It is anticipated that these would replace an existing facility currently provided at Ruislip High School, so that the school can meet its need for additional classrooms by September 2011. The applicant has advised that the proposed facilities would offer comparable accommodation and the same courses as that currently provided at Ruislip High School.

Given the site's location in South Ruislip Local Centre no objections are raised to the provision of a small retail unit in the lobby of the proposed library. This complies with UDP policies Pt1.19, Pt1.20, and S9 which encourage the provision of A1 shops in local centres in order to enhance their viability and vitality.

As such, the proposal is considered to be in accordance with these policies, subject to meeting other relevant planning criteria.

7.02 Density of the proposed development

Whilst the proposed development is for 10 one-bedroom units, a managers flat would also be provided. As such, the density has been calculated based on the provision of 11 units, to present the worst case scenario.

The site has a Public Transport Accessibility Level (PTAL) of 2. Given the nature of the surrounding area, which is on the edge of South Ruislip Local Centre, and is largely characterised by terraced and semi-detached properties with relatively large gardens, and buildings of 2-3 storeys in height, it is considered that the site falls within a suburban area as defined in the London Plan (2008). The London Plan (2008) range for sites with a PTAL of 2-3 in a suburban area is 150-250 habitable rooms per hectare and 50-95 units per hectare. As such, based on a total site area of 2,000m² the site would have a density

of 55 units per hectare and 165 habitable rooms per hectare. This complies with London Plan standards and is considered to be acceptable in this location.

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

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the vicinity of the site.

7.04 Airport safeguarding

The Ministry of Defence (MoD) have confirmed that they have no objections to the proposals. There is no requirement to consult National Air Traffic Services (NATS) or BAA Safeguarding on this proposal.

7.05 Impact on the green belt

There is no Green Belt land within the vicinity of the site.

7.06 Environmental Impact

The site is not known to have any previous contaminative uses. However, as the development proposes residential units and associated amenity space, which is considered to be a sensitive use, contamination investigations have been undertaken. The reports confirm that there is unlikely to be contamination on the site which would pose a risk to human health. However, some localised remediation may be necessary. Officers in the Council's Environmental Protection Unit have raised no objections to the scheme on grounds of contamination, subject to a condition requiring the submission of a site survey and remediation scheme.

Issues relating to noise and air quality are addressed in part 7.18 of the report.

7.07 Impact on the character & appearance of the area

The surrounding area is characterised by a wide mix of uses, with a large Sainsburys Supermarket and associated car park located on the opposite side of Victoria Road, beyond which is South Ruislip's main shopping area, a largely residential area located to the north, and large school playing fields located to the east. The site falls on the edge of the area designated as South Ruislip Local Centre and, accordingly, is on the fringe of the more densely built up area of South Ruislip.

Whilst the proposed scheme would be significantly larger than the existing library on the site, at three-storeys in height, it is not considered that it would be out of keeping with the size, scale and height of nearby developments including Kelvedon Court to the north west, Sainsburys Supermarket opposite, and most of the properties in the Local Centre. Notably, all buildings fronting the Victoria Road/Station Road crossroads, less than 50m to the north west of the site, are at least three-storeys, or equivalent, in height.

This part of Victoria Road, is characterised by rows of trees, set back from the road, on both sides, and these form an important element to the streetscene, providing screening to the busy supermarket, service yard and associated car parking on the south western side of Victoria Road, and enhancing the more open nature of the north eastern side of the road. Whilst existing trees would need to be removed in order to make way for the proposed development, replacement trees would be provided to maintain the tree planting to the site frontage.

The building would take on a modern appearance with use of building materials such as fairface brick work, coloured render, and slate roofs. Given the various different styles of buildings within the vicinity of the site, this is considered to be visually acceptable in this location.

Overall, it is not considered that the size, scale, height or design of the proposed building

would have a significant detrimental impact on the character or appearance of the surrounding area, or on the visual amenities of the streetscene. Accordingly, the proposal is considered to comply with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The nearest residential properties to the proposed scheme are located at Kelvedon Court and no.53 Long Drive, both of which back onto the application site's north west boundary. The nearest part of Kelvedon Court, which is nearest, would be located approximately 25m away from the north west elevation of the proposed building. However, Given this distance, an existing hedgeline along the site's north west boundary, and existing trees located close to the site boundary, which provide significant screening, particularly during summer months, it is not considered that the proposal would have any detrimental impact on the amenity of the nearest residential occupiers in terms of overlooking, loss of privacy, overshadowing or loss of outlook.

7.09 Living conditions for future occupiers

The Council's Supplementary Planning Document on Residential Layouts states that a minimum of 50m² internal floor space should be provided for one-bedroom flats. Each unit, including the manager's flat, would have a floor area of just over 50m². The proposal therefore meets these guidelines. All windows would receive adequate daylight and the amenities of future occupiers would not be prejudiced by the location of adjoining properties. As such, it is considered that the proposed property would adequately serve the needs of future occupiers in terms of internal space.

The Council's Supplementary Planning Document on Residential Layouts states that a minimum of 20m² usable, attractively laid out and conveniently located external amenity space, should be provided for one-bedroom units. As such, a total of 220m² external amenity space should be provided (including space for the manager's flat). In excess of 325m² communal amenity space would be provided towards the northern most corner of the site. In addition each unit, with the exception of the manager's flat, would be provided with either a sizable roof terrace or a balcony. A 97m² children's play area, for users of the residential units only, would also be provided towards the rear of the site. Accordingly, the proposal significantly exceeds the Council's guidelines relating to amenity space.

7.10 Traffic impact, car/cycle parking, pedestrian safety

A total of 21 parking spaces would be provided towards the south east side of the site. 10 spaces, including one disability standard space, would be provided for use by the residential units only and 11 spaces, including two disability standard space, would be provided for users of the library and adult education facility.

With regards to the proposed residential use, the Council's Car Parking Standards state that for flats without individual curtilages and with communal parking areas 1.5 spaces should be provided per unit. Notwithstanding this, the London Plan standards state that for one and two-bedroom units a maximum of one space or less should be provided per unit, emphasising that all developments in areas of good public transport accessibility and/or town centres should aim for less than 1 space per unit. The site lies within South Ruislip Local Centre, within very close proximity to local shops and a major supermarket, and within approximately 300m of South Ruislip Underground and train stations. In addition, the site is less than 500m away from the Victoria Road Retail Park. Therefore, given the close proximity of the site to local amenities and public transport routes, the proposed parking provision for the residential units is considered to be acceptable in this instance.

No standards are provided in either the UDP or the London Plan relating specifically to car parking provision in relation to adult training centres or libraries, both suggesting that

appropriate provision should be assessed on an individual basis, guided by a Transport Assessment.

The submitted Transport Statement erroneously refers to a total provision of 17 and not 21 parking spaces (10 for the residential units and 7 for the proposed library and adult education centre). Whilst it is not considered that this aims to be deliberately misleading, amendments have nevertheless been requested prior to Committee. In addition, the Transport Statement provides very limited reference to the proposed parking provision for the library and adult education centre, merely suggesting that the redevelopment of the library would not result in an increase in traffic at the site over and above the existing facility and therefore the only traffic impact relating to the scheme would relate to the proposed residential units.

There would appear to currently be approximately 18 car parking spaces provided for the existing library. Whilst, the proposal would result in a reduction in spaces, it is in a relatively accessible location in South Ruislip Local Centre, in close proximity to public transport routes. Therefore it is considered that the proposed number of parking spaces is acceptable and would accord with Government policies which seek to encourage use of more sustainable modes of public transport.

Notably, there are parking restrictions along Victoria Road and in South Ruislip Centre. In addition, the site lies within close proximity to public car parks within South Ruislip. Accordingly, it is not considered that the proposal would result in a significant increase in on-street parking in the surrounding area.

In terms of impact on the surrounding highway network, there would notably only be an increase in three car parking spaces at the site, over the existing use. Accordingly, it is not considered that the proposal would lead to a significant increase in traffic to/from the site, which would have a detrimental impact on the surrounding highway network sufficient to justify refusal.

Whilst the Council's Highway Engineer has asked for a number of amendments to the submitted Transport Statement, no objections have been raised on transportation grounds.

The Council's Cycle Parking Standards state that for adult training centres one cycle parking space should be provided per 25m² of floorspace. No standards are specifically provided for libraries, however, a similar provision to that for the adult training centre is considered reasonable. Accordingly, a total provision of 34 spaces should be provided. The submitted plans indicate that cycle storage provision for up to 14 bicycles would be provided for users of the library and adult education facility. These would be located adjacent to the building's north west elevation. Whilst this falls below the Council's standards, the standards are considered to be generous and, therefore, the proposed provision is considered to be adequate subject to conditions to ensure full details are provided and that the provision is monitored to ensure additional spaces are provided should demand dictate. Notably, the plans indicate that there would be sufficient space on site to provide additional cycle storage provision in the future if necessary.

Cycle storage for the residential units would be provided towards the rear of the car park in the south east corner of the site. The design and Access Statement confirms that this would provide space for 10 bicycles, one space per unit, in compliance with current Council Cycle Parking Standards for units with one-bedroom.

7.11 Urban design, access and security

Urban Design

This issue has been largely addressed in part 7.07 of the report. At ground floor level, the proposed building would have an external footprint of approximately 507m². However, at first and second storey level, part of the building would be cantilevered over the car park, essentially creating an undercroft element to the car park, and additional floorspace for the upper floors. The second storey would be set back from the building's main front elevation, fronting Victoria Road, in order to provide roof terraces for flats at that level. The proposed building would have maximum dimensions of approximately 30m by 28m by 14m high.

Given the nature of the immediately surrounding area, including the three-storey residential block adjoining the site to the north west, and the large Sainsburys Supermarket, which the plans indicate measures approximately 26m high, opposite, it is not considered that the height, size or scale of the development would be out of keeping with the character or appearance of the surrounding area.

The building has been designed to reflect its different uses. At ground floor level it would be largely glazed to maximise the daylight in to the library and to provide a link to the outside, emphasising that it is a public building. At first floor level, the windows would project from the front elevation to create visual interest and a modern design, and at third floor level the front elevation to the residential units would sit behind roof terraces. The Design and Access statement suggests the provision of a pitched roof would add a domestic character. The external walls to the building would be finished in fairface brickwork and coloured render finish. The roof would comprise grey slates and the doors and windows would be finished in grey powder coated aluminium.

The proposed design and materials would create the impression of a modern contemporary building which is considered to be visually acceptable in this location. Notably, the proposal would reflect the modern design approach which was adopted for the youth centre, currently under construction to the south west of the site.

The Council's Urban Design Officer has raised no objections to the scheme in terms of size, scale, height, bulk, design, etc. However, it has been suggested that additional tree planting should be provided in the car park area. Given that a large part of the car park would be provided under an undercroft, and the restricted space available in this part of the site, this would not be possible. Details relating to landscaping will be further discussed in part 7.14 of the report. However, it should be noted that following discussions with the Council's Trees/Landscape officer amended plans were submitted which show additional soft landscaping and tree planting to the site frontage, fronting Victoria Road, and notably, the Council's Trees/Landscape Officer has raised no objections. Accordingly, it is not considered that refusal could be justified on these grounds.

Security

The development would incorporate measures to reduce the risk of crime. Should approval be granted a condition would be required to ensure the development meets the Metropolitan Police's 'Secured by Design' criteria. Notably the Metropolitan Police's Crime Prevention Design Advisor has raised no objections to the scheme subject to conditions regarding boundary treatment (which would be covered by the Council's standard boundary treatment condition), CCTV, and details relating to the proposed children's play area to ensure it is secure and not abused by unauthorised users.

7.12 Disabled access

The applicant's Design and Access Statement confirms that the proposed development would comply with Lifetime Homes Standards, BS8300:2009 and Part M of the Building Regulations. It confirms that level access would be provided to all floors, all access controls to common parts of the building would be accessible and inclusive, and that WCs and bathrooms throughout the development would be flexible to allow use by wheelchair users. The Council's Access Officer has raised a number of points regarding the bathrooms and proposed wheelchair accessible unit. However, should approval be granted, it is considered that these issues could be satisfactorily addressed by way of condition.

7.13 Provision of affordable & special needs housing

Policy 3A.11 of the London Plan (2008) states that Boroughs should normally require 50% affordable housing provision on a site which has a capacity to provide 10 or more homes, unless a Financial Viability Assessment indicates otherwise. In this instance no affordable housing is proposed.

Circular 05/2005 acknowledges that in some instances 'it may not be feasible for a proposed development to meet all of the requirements set out in local, regional and national policies and still be economically viable.' It goes on to state that in such cases it is for the local authority to decide what level of contributions are appropriate.

A Financial Viability Assessment (FVA) has been submitted which indicates that the scheme would not be viable if an element of affordable housing was to be delivered as part of the development. Accordingly, it is not considered that refusal could be justified on the grounds of lack of affordable housing provision.

7.14 Trees, Landscaping and Ecology

The existing site comprises the relatively modestly sized library building, located towards the centre of the site, and car parking towards the south eastern boundary. The areas surrounding the building are grassed with tree planting provided along the Victoria Road frontage, along the north west boundary and towards the northern most corner of the site. The trees fronting Victoria Road are considered to add considerable value to the visual amenities of the streetscene.

The majority of existing trees on site, with the exception of a relatively large maple tree towards the northern most corner, and those along the north western boundary, would be removed to make way for the development. However, the Council's Trees/Landscape Officer has advised that those along the site frontage would be likely to outgrow the site as they mature and require replacing in the medium term in any case. The removal of these trees would have a short term visual impact on the streetscene, and it is considered important that tree planting along this boundary is retained both in terms of providing some screening to help break up the visual impact of the development, and in keeping with existing tree planting characteristic of this part of Victoria Road.

The proposed layout reserves space for landscaping and makes provision for the planting of seven new trees, in replacement of the existing feature, on the road frontage, and three at the rear of the proposed building. Whilst the drawings indicate that these are unlikely to be of a comparable size to, or have the same visual impact as the existing trees on site, it is nevertheless considered that they would add positively to the visual amenities of the development and surrounding area.

Whilst no landscaping would be provided in the car park, given that part of the proposed building would overhang a large part of this area, and the need to ensure the car parking is secure and accessible, this is considered to be acceptable. The Council's

Trees/Landscape Officer has raised no objections in this respect.

It is considered that sufficient space has been reserved for landscaping at the site in compliance with UDP Policy BE38. Whilst the loss of existing B grade trees along the site frontage is not ideal, replacement tree planting would be provided. The Council's Trees/Landscape Officer has confirmed that, on balance, the proposal is acceptable on landscaping grounds, subject to conditions.

7.15 Sustainable waste management

The plans indicate that an approximately 4.2m by 4m refuse storage area would be provided adjacent to the site access. It is assumed that this would accommodate wheelie bins for the library and adult education centre as well as for residents. With the exception of the residential units, the site occupiers would ultimately have discretion over which waste management methods are used. However, for residential units sufficient space should be provided to allow for both general refuse and recycling. It is considered that the area proposed would be large enough to accommodate the required refuse storage provision. Additional space would be available on site to provide larger or additional bins if required. Accordingly, further details would be required by way of condition should approval be granted.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan 2008 advises that boroughs should require major development to show how they would reduce carbon emissions by 20% through addressing the site's electricity and heat needs from renewable sources, wherever feasible.

The applicant has submitted an Energy Statement with the application, which shows that a number of measures would be incorporated into the scheme to reduce its energy demand. These include improving the building fabric performance over minimum building regulations, use of high efficiency boilers, energy efficient lighting, careful consideration of ventilation systems. The report advises that these measures would reduce the building's carbon emissions by approximately 10%.

The report also advises that the proposed dwellings would achieve a minimum of level 3 of the Code for Sustainable Homes.

The use of a number of renewable technologies, including biomass, photovoltaics, solar thermal, wind turbines and ground source heat pumps, have been reviewed in order to further reduce the building's carbon emissions. A number of these technologies have been discounted as viable options largely due to the relatively small size of the scheme and the high running and maintenance costs associated with them. The report concludes that solar hot water panels would be used to meet part of the hot water demand for the proposed dwellings. Photovoltaic panels would also be used to meet a proportion of the site's energy requirements. This would result in an approximately 13% reduction in carbon emissions from renewable energy and approximately 23% overall, including sustainable building measures.

Nonetheless, no clear justification is provided as to why a 20% reduction in carbon emissions cannot be achieved through the use of renewable energies, in compliance with current London Plan (2008) standards. Therefore, should approval be granted, it is recommended that a condition be added to ensure the use of renewable technologies to reduce the site's carbon emissions is further explored.

7.17 Flooding or Drainage Issues

Whilst the majority of the site does not fall within a floodplain, a small part of the eastern

most corner falls within Flood Zone 2. Accordingly, a Flood Risk Assessment has been submitted in support of the application. The Environment Agency have confirmed that they do not wish to be consulted on the application and that the Council should use advice on their website and in PPS25 to assess the scheme. In accordance with PPS25, due to the provision of residential units in the scheme, the development would be regarded as a 'more vulnerable' use. However, Table D.3, 'Flood Risk Vulnerability and Flood Zone Compatibility' indicates that 'more vulnerable' uses falling within Flood Zone 2 are appropriate.

Therefore, it is not considered that the proposed development would lead to a significant increase in flood risk. Should approval be granted conditions regarding sustainable urban drainage would be attached to the consent.

7.18 Noise or Air Quality Issues

Noise

The site lies adjacent to Victoria Road, near a busy junction, and opposite Sainsburys Service Yard. Accordingly, a Noise Assessment has been submitted in support of the application. This confirms that whilst the site falls within Noise Exposure Category C, the use of mitigation measures, such as use of double glazing and appropriate building materials, would give sufficient noise attenuation for the residential areas. Notably, Officers in the Council's Environmental Protection Unit have raised no objections subject to appropriate conditions to ensure the scheme is adequately protected from road traffic noise. It is also recommended that the hours of use of the adult education centre are restricted to ensure ensure the use is compatible with the residential properties above.

Air Quality

The site does not fall within an Air Quality Management Area and, accordingly, there is no requirement for the applicant to submit an Air Quality Assessment in support of the scheme. The proposal would only result in an increase of four car parking spaces over the existing use at the site and, as such, it is not considered there would be a significant increase in traffic to the site which could have an impact on local air quality. Officers in the Council's Environmental Protection Unit have confirmed that an Air Quality Assessment is not required and that no objections are raised on grounds of air quality.

7.19 Comments on Public Consultations

Points (i), (ii), (iii), (vi), (vii), (viii), (x), (xii), (xv) and (xvi) have been addressed in the report.

Point (iv) suggests the the pleasant outlook currently provided by the playing fields would be spoilt. The proposal does not encroach on the playing fields and comprises an existing developed site. The nearest residential properties are located some distance away and largely screened from the site by vegetation. Therefore, it is not considered that the proposal would lead to a significant loss of outlook sufficient to justify refusal.

Points (v) and (xi) raise concerns over the increased pressure the development would put on local schools and other amenities. The applicant has agreed to make s106 contributions towards education, healthcare and library facilities, and construction training for local people, in accordance with the Council's Supplementary Planning Document on Planning Obligations. Therefore, refusal cannot be justified on these grounds.

Point (ix) suggests that money should be spent providing a relief road between Victoria Road and the A40. Officers are unaware of any proposals for such a scheme. Every application must be assessed on its merits, and refusal cannot be justified on these grounds.

Point (xii) states that the nearby youth club is going ahead against local wishes. Every application must be assessed on its merits. Refusal cannot be justified on these grounds.

Point (xiii) raises concerns over late opening hours of GOALS Soccer Centre, which is located further east along Victoria Road. That is not considered to have any relevance to this application.

Point (xiv) raises questions over how long it will be before the school playing fields are built on. Officers are unaware of any proposals to develop the school playing fields. Every application must be assessed on its merits, and refusal cannot be justified on these grounds.

7.20 Planning Obligations

Policy R17 of the UDP states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support the arts, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals.

The applicant has agreed in principle to provide contributions towards education, health and library facilities in this part of the borough and construction training. These will be secured by the proposed S106 agreement.

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

Not applicable.

10. CONCLUSION

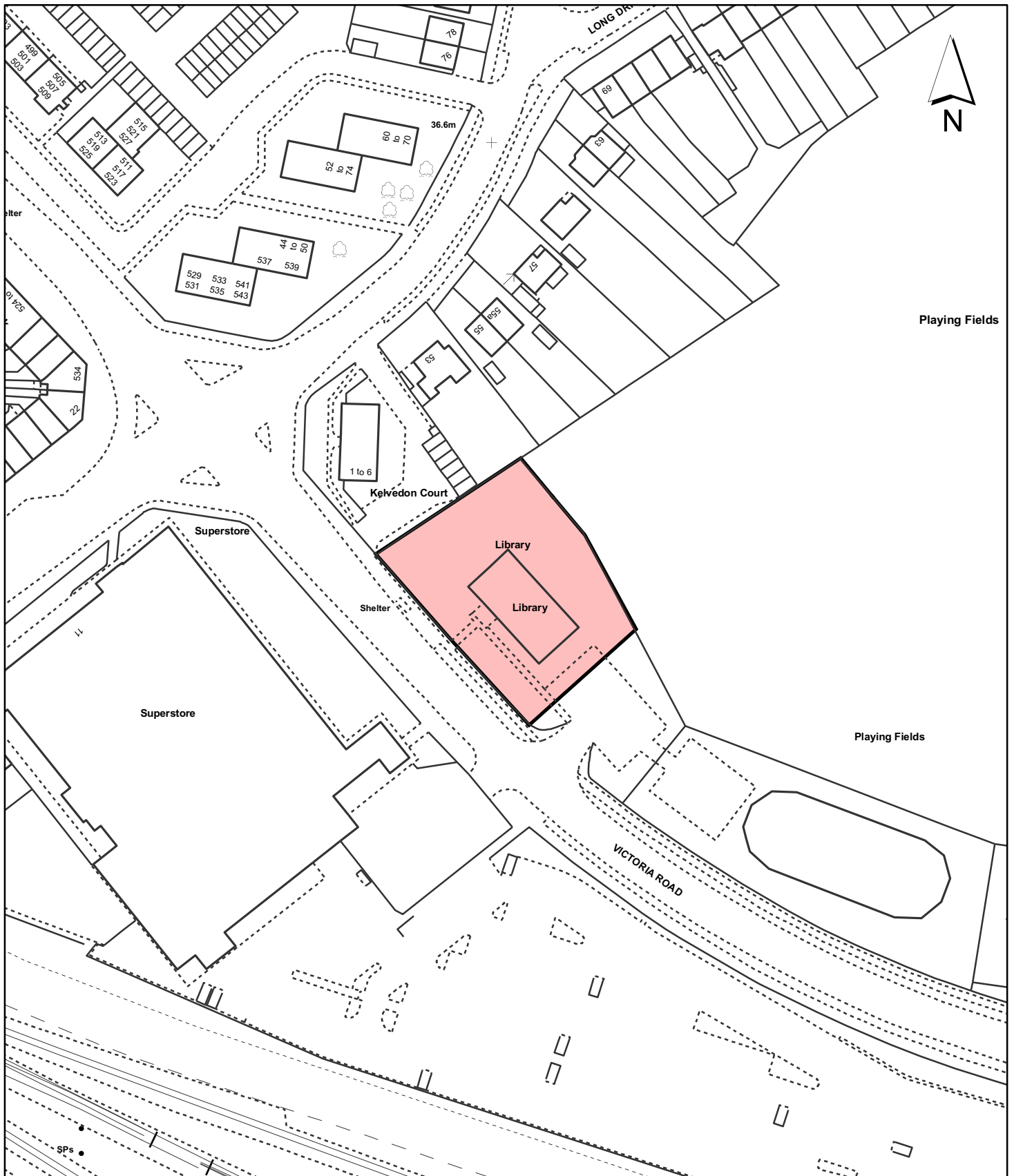
It is not considered that the proposed development would have a significant detrimental impact on the character or appearance of the surrounding area or on the residential amenity of neighbouring occupants. An acceptable internal living environment would be created for future occupants and sufficient amenity space is provided. The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (Consolidated with Alterations since 2004)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 25: Development and Flood Risk
Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and Noise
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
Supplementary Planning Guidance - Planning Obligations
Supplementary Planning Guidance - Residential Layouts
Supplementary Planning Guidance - Accessible Hillingdon

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Notes

 Site boundary

For identification purposes only.

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Site Address	
South Ruislip Library Plot A, Victoria Road Ruislip	
Planning Application Ref:	Scale
67080/APP/2010/1419	1:1,250
Planning Committee	Date
North	July 2010

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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