

## Report of the Head of Planning & Enforcement Services

**Address** MOD EASTCOTE LIME GROVE RUISLIP

**Development:** Details of off-site highway works in compliance with condition 40 of planning permission ref.10189/APP/ 2007/3383 dated 21/02/2008: Redevelopment for residential purposes at a density of up to 50 dwellings per hectare.

**LBH Ref Nos:** 10189/APP/2009/1117

**Drawing Nos:** 51-02 Rev. G  
07-007/201 Rev. C  
07-007/202 Rev. A  
07-007/304 Rev.D  
07-007/203 Rev. C  
07-007/204 Rev. F  
07-007/205 Rev. D  
51-04 Rev. B  
51-03 Rev. A

**Date of receipt:** 20/05/2009 **Date(s) of Amendment(s):**

### 1. ORIGINAL PLANNING REFERENCE

10189/APP/2007/3383

### 2. MAIN PLANNING CONSIDERATIONS

#### RELEVANT PLANNING HISTORY

The North Planning Committee resolved on 31 March 2005 to grant planning permission for the residential development, subject to the application being referred to the Secretary of State, the signing of a S299 legal Agreement and appropriate conditions. (ref 10189/APP/2004/1781).

The planning permission was issued on 9/3/2006, subject to the conditions imposed by the Planning Committee.

On 21/2/2008 four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

The location and specific details of an alternative access were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954).

Application ref: 10189/APP/2007/3383 was a section 73 application which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, as the signals would no longer be necessary, if the alternative access (Highgrove) went ahead. The varied condition required the developers to provide either a traffic light controlled access, as per the original outline planning permission, or such alternative access as the LPA agreed in writing. The condition then allowed the developer to commence construction on site whilst they resolved the technical issues concerning the alternative access. Under the terms of a separate legal agreement, the developer would have to elect whether to proceed with the traffic light controlled access or the alternative access. The developer has elected to proceed with the alternative access scheme rather than the signalised junction scheme.

Applications 10189/APP/2007/2463 (the approved signalised access) and 10189/APP/2007/3046 (the alternative access) related to reserved matters for the siting, design, external appearance and landscaping of two alternative schemes for residential purposes, at a density of 50 dwellings per hectare, pursuant to discharge of condition 3 of outline planning permission ref: 10189/APP/2004/1781 dated 09/03/2006 (later amended by virtue of outline permission ref: 10189/APP/2007/3383). One would allow for site using a traffic light controlled access and one would allow for a site using the alternative access. Both reserved matters schemes were approved on 31 March 2008. However, the developers have elected to proceed with the alternative access scheme Ref: 10189/APP/2007/3046.

#### DISCHARGE OF CONDITION

This application seeks approval of details, pursuant to the discharge of condition 40 of outline planning permission Ref: 10189/APP/2007/3383, relating to off site highway works at Elm Avenue, Lime Grove and Eastcote Road, to facilitate the redevelopment at the former RAF Eastcote site. Committee has requested that these details be brought back for determination.

Condition 40 states:

The development shall not commence until satisfactory waiting restrictions and traffic calming are in place along Lime Grove and the intersection of Lime Grove and Elm Avenue, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The erection of residential units north of public footpath R154 shall not commence until, either satisfactory traffic signals are in place at the site's intersection with Eastcote Road and at the intersection of Eastcote Road and Fore Street, or until an alternative access, in accordance with details to be submitted to and approved in writing by the Local Planning Authority is provided. The details of any signalisation and associated highway works along Eastcote Road and Fore Street, to minimize the visual impact on the adjacent conservation area, are to be submitted to the Local Planning Authority for approval, in consultation with the Council's Urban Design and Conservation Officer.

## REASON

To ensure that adequate facilities are provided in accordance with the standards set out in the Hillingdon Unitary Development Plan Saved Policies (September 2007).

The submitted details relate to the following off site highway works:

1. Waiting restrictions and traffic calming along Lime Grove and the intersection of Lime Grove and Elm Avenue.

Condition 40 of the outline consent requires waiting restrictions in Lime Grove to be in place prior to the implementation of the development. These details were submitted in May 2009. A public consultation was carried out by the Highway Authority and ward councillors were notified in advance.

The detailed design of the Lime Grove/Elm Avenue and Elm Avenue/Oak Avenue Junctions also form part of this application and include waiting restrictions at these junctions. The priority traffic emerging from Kent Gardens to Lime Grove will be altered, with Lime Grove becoming the main road. Traffic calming is provided within the site boundary, just north of Kent Gardens/Lime Grove junction.

The Highway Engineer advises that the S278 Agreement has been signed for these works, which have been substantially completed apart from the curb build out at the junction of Elm Avenue and Lime Grove.

2. Off site highway works at Eastcote Road

Planning permission (ref:10189/APP/2007/2954) has already been granted for the new access road (Highrove) from Eastcote Road, to serve the main site and this new road has been completed. The current details include the off site highway works necessary to provide the priority junction, including road signage, road markings anti skid surfacing and an illuminated central refuge.

With regard to the Works to Eastcote Road, The Highway Engineer has commented that technical approval has been granted for the off site highway works and as such there are no objections.

3. Details of a proposed zebra crossing, including associated signage at Elm Avenue.

The relevant S278 Agreement has been signed and these works have already been implemented.

4. The proposed zebra crossing at Eastcote Road.

The submitted plans also include details of a proposed zebra crossing, including associated signage and markings, which was required by condition 20 of Planning permission ref:10189/APP/2007/2954 and is the subject of a separate application on this agenda.

The applicants have stated that the proposed works will be implemented within 3 months of the signing of the S278 works, to allow for the necessary Traffic Orders and consultations to be completed. Thereafter, it is programmed that the works will be completed within 6-8 weeks.

It is considered that the details submitted are acceptable and it is therefore recommended that condition 40 be discharged.

### **3. RECOMMENDATION**

#### **APPROVAL**

#### **INFORMATIVES**

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