

Report of the Head of Planning & Enforcement Services

Address MOD EASTCOTE LIME GROVE RUISLIP

Development: Details of pedestrian crossing in compliance with condition 20 of planning permission ref.10189/APP/ 2007/2954 dated 03/03/2008: Proposed new access road from Eastcote Road to the boundary of R.A.F. Eastcote to facilitate the redevelopment of R.A.F. Eastcote for residential purposes.

LBH Ref Nos: 10189/APP/2010/168

Drawing Nos: 130515/51-02 Rev. G
E-mails from Taylor Wimpey dated 11th August and 7th September 2010

Date of receipt: 14/01/2010

Date(s) of Amendment(s):

1. ORIGINAL PLANNING REFERENCE

10189/APP/2007/2954

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 from Eastcote Road 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 40 required the developers to provide either a traffic light

controlled access, as per the original outline planning permission, or such alternative access as the Local Planning Authority approved 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 had 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 the latter would allow for a site using the alternative access.

Although both reserved matters schemes were approved on 31 March 2008, the developers have elected to proceed with the alternative access scheme Ref: 10189/APP/2007/3046.

DISCHARGE OF CONDITION 20

This application seeks approval of details of a proposed zebra crossing at Eastcote Road, including associated signage and an implementation programme, pursuant to the discharge of condition 20 of planning permission Ref: 10189/APP/2007/2954 (alternative access road to the development site) The new road has already been constructed.

Committee has requested that these details be brought back for consideration.

In the course of determining the full planning application for the alternative access road, the Highway Engineer identified a need for a pedestrian crossing in Eastcote Road, (should the alternative access scheme be implemented). The location of this crossing was not determined at that stage, but since then, the design and location has been the subject of detailed discussions between the Council's Highway Engineer and the developer's consultants.

In order to provide ample visibility in both directions, the crossing has been sited slightly to the north of the point where the public footpath leading into the site terminates in Eastcote Road.

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.

With regard to these works, the Highway Engineer has commented that technical approval has been granted for the off site highway works to Eastcote Road and as such, there are no objections to the discharge of condition 20. It is therefore recommended that the details be agreed and condition 20 be discharged.

3. RECOMMENDATION

APPROVAL

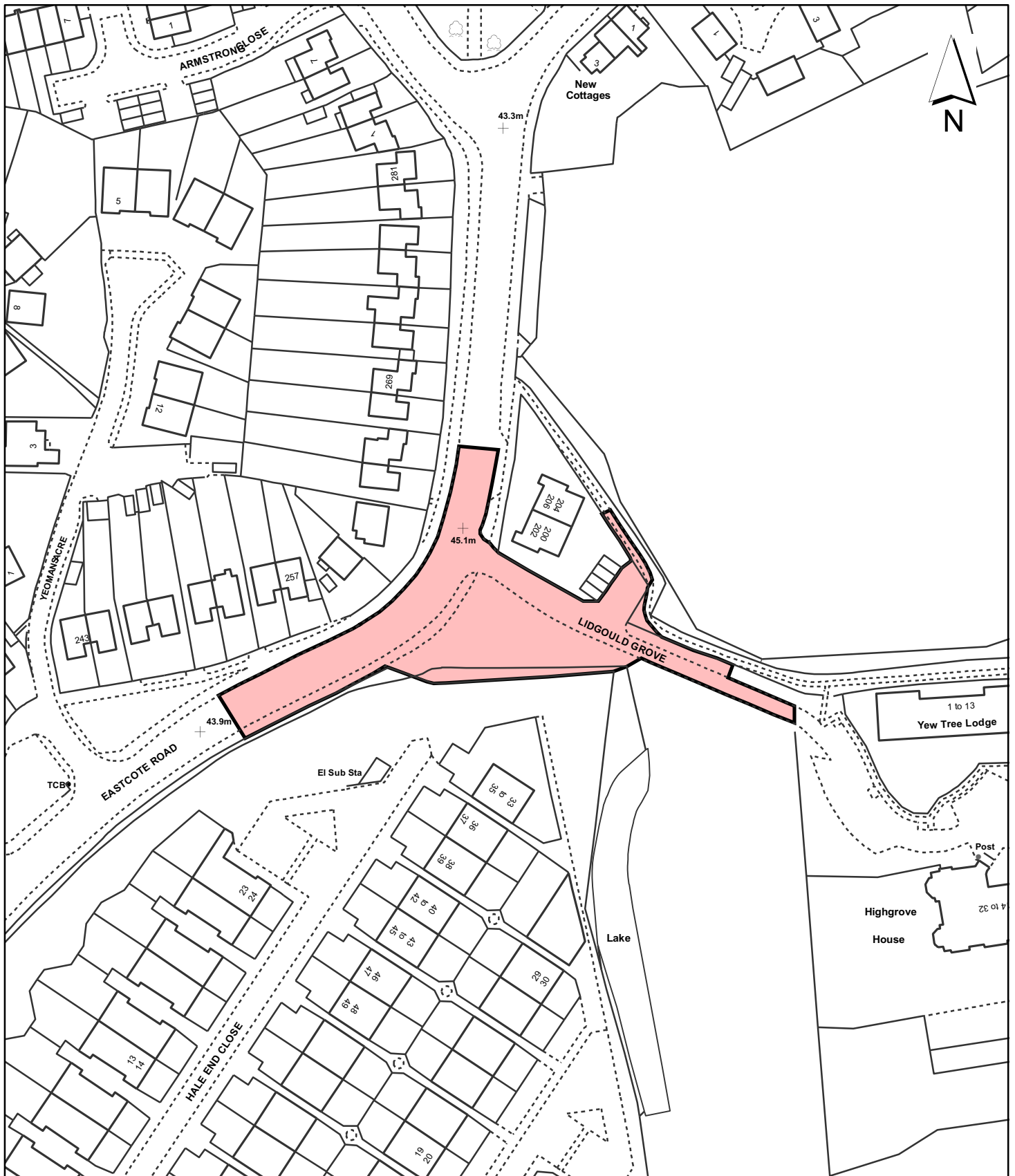
INFORMATIVES

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For the avoidance of doubt, the implementation of the pedestrian crossing works shall commence within three months of the signing of the S278 Agreement relating to the Eastcote Road off-site highway works and shall be completed within 8 weeks thereafter, in accordance with the information contained in the e-mail dated 11th August 2010.

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Notes

 Site boundary

For identification purposes only.

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Site Address	
MOD Eastcote Lime Grove Ruislip	
Planning Application Ref:	Scale
10189/APP/2010/168	1:1,250
Planning Committee	Date
North	September 2010

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