

Minutes



MAJOR Applications Planning Committee

11 January 2017

Meeting held at Committee Room 5 - Civic Centre, High Street, Uxbridge UB8 1

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Peter Curling, Janet Duncan, Henry Higgins, John Morgan, Brian Stead and David Yarrow</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Neil McClellan (Major Applications Team Leader), Manmohan Ranger (Transport Consultant), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
107.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies of absence were received from Cllr John Oswell, with Cllr June Nelson substituting.</p>
108.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Peter Curling declared an interest in Item 9, as an employee of Brunel University, and left the room during the discussion of this item.</p>
109.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 6 December 2016 were agreed.</p>
110.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
111.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all of the items on the agenda would be heard in public.</p>
112.	<p>LIDL, FORMER IMPERIAL HOUSE AND UNITS 1 & 2, VICTORIA ROAD - 5039/APP/2015/4395 (<i>Agenda Item 6</i>)</p> <p>Construction of a 2,554sqm GIA (1,687sqm sales area) Class A1 discount food store with associated access arrangements, car parking and landscaping (involving the demolition of Imperial House, former Comet building and vacant</p>

Value Windows Ltd building) and external refurbishment / re-cladding of Bensons for Beds unit. REVISED PLANS.

Officers introduced the report and highlighted the addendum. The proposal sought to re-develop the site of Imperial House for a part-single, part two-storey retail foodstore for use by Lidl, with the re-configuration of the car parking, access and delivery arrangements across the site, together with the external refurbishment of the Benson for Beds building and associated landscaping.

It was confirmed that there was a petition in support of the application, although the petitioner chose not to speak at the meeting, and instead were available to answer any questions from Councillors.

Members commented that the report stated that if the s106 agreement was not agreed by 31 January 2017, then the application would be delegated for refusal. It was proposed that the date be changed to 31 March 2017 to allow further consultation on the s106 agreement, as the current date was too soon.

Responding to questioning, Officers confirmed that it would be possible to change the wording of Condition 18 so that it read "no deliveries can occur in the following hours" and that authorisation be delegated to the Head of Planning and Enforcement to confirm this.

The officer's recommendation, subject to the s106 agreement and additional conditions, was moved, seconded, and upon being put to a vote, unanimously agreed.

- **RESOLVED:** That the application was approved subject to s106 agreement and additional conditions.

113. **MUSIC BOX, TOVF - 59872/APP/2016/4461** (*Agenda Item 7*)

Details pursuant to the discharge of Condition 3 (Proposed Imagine) of planning application reference 59872/APP/2016/1930 (Reserved Matters Application regarding the appearance and landscaping for Phase 5 'The Music Box' (formally the Record Stack) of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission reference 59872/APP/2013/3775).

The Chairman confirmed that Item 7 and 8 would be considered concurrently as they considered applications at the same site, although both items would be put to a vote separately.

The report that was introduced by officers proposed images to be included on the building's external cladding, and the addendum was noted.

The Committee considered the proposed images and confirmed that they were very supportive of the second image, which was iconic, relevant, and reflects the history of the site. There was some concern that the first image, while distinctive, may not be as

widely recognisable and was not representative of the ethnic diversity in Hayes.

Members confirmed their personal preference for the second imagine, and asked that the applicants take the opinion of the Committee onboard.

The officer's recommendation on Item 7 was moved, seconded and put to a vote. Members voted in favour of the proposal, with five votes in favour and two votes against.

- **RESOLVED:** That the application was approved.

114. **MUSIC BOX, TOVF - 59872/APP/2016/4462** (*Agenda Item 8*)

Details pursuant to the discharge of Condition 3 (Proposed Image) of planning application reference 59872/APP/2016/1930 (Reserved Matters Application regarding the appearance and landscaping for Phase 5 'The Music Box' (formally the Record Stack) of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission reference: 59872/APP/2013/3775).

The minutes for Item 8 are included in Item 7, as both items were considered concurrently.

Members moved the officer's recommendation and voted unanimously in favour of the application.

- **RESOLVED:** That the application be approved.

115. **BRUNEL UNIVERSITY, KINGSTON LANE SITE 3 (S73) - 532/APP/2016/3489** (*Agenda Item 9*)

(Variation of Condition 1 (in order to permanently extend opening hours until 22:00 Monday to Saturday) of planning permission reference 532/APP/2014/4036: Provision of replacement sports pitches (including new synthetic playing surfaces), erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements (Site 3) (S73 application).

Councillor Curling had declared an interest in Item 9 as an employee of Brunel University, and left the room during the discussion and vote on this item.

Officers introduced the report which sought to extend the opening hours of the sports pitches on Brunel University's campus until 22:00 Monday to Saturday. Members proposed, seconded and unanimously agreed the officer's recommendation.

- **RESOLVED:** That the application be approved.

116. **HILLSIDE JUNIOR & INFANT SCHOOL - 18495/APP/2016/3957** (*Agenda Item 10*)

Provision of a new Junior School building including new hall, kitchen, admin and teaching facilities set over 2/3 storeys; rearrangement of existing retained grass pitches; provision of new multi-use games area, alterations to vehicular access; increased parking provision; creation of a parent drop-off facility; internal reconfiguration works to Infant School; landscaping; and associated works.

The report was introduced by officers, who also highlighted the lengthy addendum to the Committee and additional condition for approval. The proposals included the provision of a new classroom block with associated facilities, reconfiguration of the staff car park and playing field, and provision of a multi-use games area and landscaping.

Responding to questioning, Members heard that the two-storey building has been subject to 111 consultations, and only two objections had been received, both regarding highways issues and not the impact on neighbouring properties.

The officers recommendation was proposed and seconded, and upon being put to a vote, was unanimously agreed.

- **RESOLVED: That the application was approved, subject to additional condition.**

117. **PHASE 6, ST. ANDREWS - 585/APP/2016/3733** (*Agenda Item 11*)

This item was withdrawn prior to the start of the meeting.

118. **1 UNION BUSINESS PARK - 43562/APP/2016/3401** (*Agenda Item 12*)

Change of use of the existing B8 unit to uses within classes B1c, B2 and B8 of the use classes order. Alterations to the layout of existing parking areas and associated landscaping and alterations to part of the external alterations.

Officers introduced the report which sought to change the use of the existing warehouse building to light industrial, general industrial and storage/warehouse uses, together with alterations to the layout of the existing parking and associated landscaping, and alterations to the external elevations of the building. Officers also highlighted the addendum, and commented that five motorcycle spaces would also be proposed in the application adjacent to parking space nine, with the wording delegated to the Head of Planning and Enforcement.

Members expressed concern that noise from light industrial work on the site may have an impact on residents, and confirmed that power be delegated to the Head of Planning and Enforcement to condition noise, hours of operation and HGV use on the site.

The Committee proposed, seconded, and unanimously agreed the officer's recommendation.

- **RESOLVED: That the application was approved, subject to additional**

	<p>conditions.</p>
<p>119.</p>	<p>PADCROFT WORKS - 45200/APP/2016/3886 (<i>Agenda Item 13</i>)</p> <p>Variation of conditions 2 (Accordance with approved plans), 15 (Pedestrian Link) and 23 (Car Parking Stackers) of planning permission reference 45200/APP/2014/3638 dated 10/12/2015: Demolition of all existing buildings on the site enclosed by Bentinck Road and Tavistock Road (as shown outlined in red on the submitted application site plan) including Globe House, Globe Court, Padcroft Works, the former Dairy Crest dairy and TiGi Warehouse and comprehensive redevelopment to provide three buildings rising from three to eight storeys comprising 308 residential units, 175sqm of Class B1 floorspace, public and private amenity space, hard and soft landscaping and lower ground floor parking space for 293 vehicles, to allow for the extension of the basement car park involving the omission of car parking stackers and an infill extension between blocks to add 645sqm of additional residential floorspace.</p> <p>Officers introduced the report and Members noted the addendum. The proposal sought an extension to the basement, removal of car-parking stackers, an infill extension to add additional residential floorspace and changes to the distribution of the unit mix across the site.</p> <p>The officer's recommendation was proposed, seconded, and upon being put to a vote, was unanimously agreed.</p> <p>– RESOLVED: That the application was approved.</p>
	<p>The meeting, which commenced at Time Not Specified, closed at Time Not Specified.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.