

## Minutes

### Central & South Planning Committee

Thursday, 18 February 2010

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

Published on: 8 March 2009

Come into effect on: Immediately



	<p><b>Members Present:</b></p> <p>Councillors John Hensley (Chairman), Judith Cooper (Vice-Chairman), David Allam, Paul Buttivant, Patricia Jackson</p> <p><b>Officers Present:</b></p> <p>James Rodger, Nigel Bryce, Adrien Waite, Manmohan Ranger, Matthew Gilks Gill Brice.</p>	
120.	<p><b>Apologies for Absence</b></p> <p>Apologies had been received from Councillor Janet Duncan with no substitute attending.</p>	
121.	<p><b>Declarations of Interest in matters coming before this meeting</b></p> <p>Councillor Dave Allam declared a personal and prejudicial interest in Item 15 – Willow Tree Public House, Jollys Lane, Hayes and left the meeting whilst the item was discussed.</p>	
122.	<p><b>Minutes</b></p> <p>The minutes of the meeting held on 26 January 2010 were agreed as a correct record and signed by the Chairman.</p>	
123.	<p><b>Matters that have been notified in advance or urgent</b></p> <p>There had been no items notified as urgent.</p>	

124.	<p><b>To confirm that the items of business marked Part 1 will be considered in Public and that the items marked Part 2 will be considered in private</b></p> <p>Confirmation of items in Part 1 and Part 2 was agreed.</p>	
125.	<p><b>Car Park rear of 1-16 Sydney Court, Perth Avenue, Hayes</b></p> <p><b>Erection of 12 flats (8 two-bedroom, 4-person flats, 3 two-bedroom 3-person flats and 1 one-bedroom 2-person wheelchair accessible flat), in a single block with 12 associated car parking spaces; demolition of existing garages adjacent to Melbourne House and number 83 Perth Avenue; and provision of 3 open car parking areas.</b></p> <p><b>65936/APP/2009/2629</b></p> <p>In introducing the report officers informed the committee that condition 5 as amended on the addendum sheet needed to be changed to insert that the balustrade should be 1.2 metres in height. Condition 19 also needed to be amended to ensure the separate parking area was secure by design.</p> <p>Clarification was sought on the current parking for existing residents and the loss of the parking and garages for this proposal would have an impact. Officers advised that there was no lease agreement relating to the provision of parking. The garages to be demolished are rented on an individual basis. There would be a re provision of the 72 parking space lost as a result of this application for existing residents to use.</p> <p>In accordance with the Council's constitution a representative of the first petition received objecting to the proposal addressed the meeting.</p> <p>The petitioner raised the following points.</p> <ul style="list-style-type: none"> <li>• Site plan does not show the classroom, which abuts the fence to the proposed site.</li> <li>• There has been drilling taking place on the site already.</li> <li>• Important that children from Brookside School are protected at all times.</li> <li>• Urge those members who do not know the area to make a site visit.</li> <li>• If this application is allowed it will be a catalogue of problems to the school and surrounding area in relation to parking, pollution and traffic.</li> </ul>	<p><b>Action By:</b></p> <p><b>James Rodger Nigel Bryce</b></p>

	<p>The Chairman asked for clarification of the issue raised by the petitioner in relation to the plans being incorrect.</p> <p>The Legal Adviser informed the members that it would need to be established that the plan was not correct. If this was the case then it would be difficult to go forward with the application.</p> <p>Officers advised that the classroom was outside of the application site and not shown on the Ordnance Survey plan. It would be up to the committee if they wished to have a plan showing the neighbouring site.</p> <p>It was moved and seconded that the application be deferred to enable the correct Ordnance Survey plan to be submitted. On being put to the vote this was agreed.</p> <p><b>Resolved – That the application be deferred to enable the correct ordnance survey plan to be submitted showing the classroom on the adjoining school site.</b></p>	
126.	<p><b>505-509 ( INCLUDING 89-91 GRANGE ROAD) UXBRIDGE ROAD, HAYES</b></p> <p><b>Redevelopment of site to provide 45 residential units with associated access, amenity space, landscaping and car parking. (Amended plans)</b></p> <p><b>9912/APP/2009/1907</b></p> <p>Officer's advised the meeting that condition 23 as amended on the addendum sheet needed to be further amended to include the word 'internal' before 'storage'.</p> <p>A member asked for clarification of how a reduction in the number of 2 way vehicle trips would be achieved.</p> <p>Officers advised that the 2 way trip had been reduced due to the nature of the previous use of the site as a garage with access from Uxbridge Road. The proposed use for residential would be used less during peak hours. Officers advised that the inspector when considering the previous appeal had raised no concerns in relation to traffic congestion.</p> <p>A member asked whether there could be a condition added to ensure that graffiti treatment was used where appropriate on the blocks closest to the footpaths outside of the site.</p>	<p><b>Action By:</b></p> <p><b>James Rodger Nigel Bryce Adrien Waite</b></p>

	<p>Officers suggested that this could be undertaken by amending condition 3 to include the use of anti graffiti materials where appropriate on external surfaces. The amendment to condition 3 was agreed by the committee.</p> <p>A member asked for clarification of the obscure glazed screens and whether it would be possible to have a mix of obscure and clear glazing screens in appropriate areas.</p> <p>Officers advised that the obscure glazed screens were being proposed to ensure that these areas could not be viewed from outside of the site.</p> <p>Members asked for an informative to be added that where appropriate that the use of a mixed obscure and clear glazing be used. This additional informative was agreed by the members.</p> <p>The recommendation with condition 3 amended and an additional informative added was moved and seconded. On being put to the vote there were 4 in favour and 1 abstention to the recommendation was therefore agreed.</p> <p><b>Resolved –</b></p> <p><b>That delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to the following:</b></p> <p><b>1. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 and/or other appropriate legislation to secure the following:</b></p> <ul style="list-style-type: none"> <li><b>(i) The provision of affordable housing equivalent to 47.4% of the total number of habitable rooms comprised within the residential units on the site of which at least 71.9% are to be of social rented tenure.</b></li> <li><b>(ii) A financial contribution of £74,212 towards education facilities.</b></li> <li><b>(iii) A financial contribution of £19,639 towards primary health care facilities.</b></li> <li><b>(iv) A financial contribution of £2,084 towards library provision.</b></li> <li><b>(v) A financial contribution of £4,065 for project management and monitoring.</b></li> <li><b>(vi) A scheme for the provision of on site construction training or a financial contribution towards construction training at a rate of £2,500 for every £1m of construction cost.</b></li> </ul>	
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	<p>(vii) A 10 year Green Travel Plan for the site including the provision of a car club on the site, with the applicant/developer to pay full membership for users of the car club for a minimum of 2 years following occupation of the development.</p> <p>(viii) Details and implementation of the proposed highway works to Grange Road including the provision of yellow box markings on the northbound side of Grange Road and closure of the existing vehicular accesses to the site.</p> <p>2. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.</p> <p>3. That the officers be authorised to negotiate and agree detailed terms of the proposed agreement.</p> <p>4. That the application is reported back to the Planning Committee, if the Section 106 agreement is not completed within a period of 6 months from the date of Committee consideration.</p> <p>5. That if the application is approved, the conditions as set out in the officer's report be attached with condition 3 and 23 being amended and an additional informative as follows:-</p> <p>Amend condition 23 in the addendum to include 'internal space'.</p> <p>Amend condition 3 to include the provision of anti graffiti paint on the external facade of the residential block located on the corner of Grange Road and Elmlea Drive.</p> <p>Add informative that the applicant/developer adopts obscure glazing (up to 1m in height) for all balustrading proposed on the roof space amenity areas to ensure that resident's privacy is maintained and external furnishings located on the roof terraces are screened from wider viewpoints.</p>	
127.	<p><b>505-509 ( INCLUDING 89-91 GRANGE ROAD) UXBRIDGE ROAD, HAYES</b></p> <p><b>Demolition of former workshop and garage buildings (Nos.505-509 Uxbridge Road) and demolition of a pair of semi-detached dwellings (Nos.89-91 Grange Road) (Application for Conservation Area Consent.)</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Nigel Bryce</b></p>

	<p><b>9912/APP/2009/1908</b></p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer's report.</b></p>	
128.	<p><b>ROSEDALE COLLEGE, WOOD END GREEN ROAD, HAYES</b></p> <p>Outline planning application (all matters reserved) for the redevelopment of the site to provide an 'all through school', comprising a children's centre (30 places), nursery (45 places), 3 form of entry primary school (630 places), and 6 form of entry high school (900 places) with an additional 259 sixth form places. The new school would have a maximum capacity of 1,864 students, a maximum gross internal floor area of 15,012m<sup>2</sup> and a maximum building height of three storeys. A maximum 131 parking spaces, 5 motor cycle spaces and 5 mini-bus spaces would be provided on the site with access off Wood End Green Road. The proposal would also include provision of a running track around the existing all-weather pitch together with 2 floodlit multi-use games areas.</p> <p><b>16034/APP/2009/2611</b></p> <p>This application was withdrawn by the applicant.</p>	<p><b>Action By:</b></p> <p><b>James Rodger Nigel Bryce</b></p>
129.	<p><b>452, 456, 460-470 (EVENS) AND LAND REAR OF BATH ROAD, LONGFORD</b></p> <p>Erection of a part 3/4/5/6-storey 498-bedroom hotel with ancillary meeting rooms, bar and restaurant facilities, 179 parking spaces at grade and basement levels, creation of a new access from the A4 Colnbrook By-Pass, cycle parking and landscaping; erection of 6 two-storey three-bedroom houses with associated amenity space and car parking; and use of No.470 Bath Road for hotel related/residential purposes (including demolition of Nos.452 and 460-468 (even) Bath Road.)</p> <p><b>65419/APP/2009/2715</b></p> <p>This application was withdrawn by the applicant.</p>	<p><b>Action By:</b></p> <p><b>James Rodger Nigel Bryce</b></p>

130.	<p><b>ABBOTSFIELD &amp; SWAKELEYS SCHOOL, CLIFTON GARDENS, HILLINGDON</b></p> <p>Redevelopment of the site (including demolition of existing buildings) to provide a new co-located school campus comprising a 2 form of entry primary school including 30 place nursery (total 450 pupils), two x 7 form of entry secondary schools (combined total 2,706 pupils), maximum gross internal floor area 27,274sqm, maximum height of 4 storeys and a maximum of 238 on-site car parking spaces, as well as associated landscaping, access works, playing fields with ancillary floodlighting (Outline application, all matters reserved).</p> <p><b>3505/APP/2009/2711</b></p> <p>This application was withdrawn by the applicant.</p>	<p><b>Action By:</b></p> <p><b>James Rodger Nigel Bryce</b></p>
131.	<p><b>LAND FORMING PART OF 43 PRINCES PARK LANE, HAYES</b></p> <p><b>1 two-bedroom semi-detached dwelling (Outline application for approval of access, appearance, layout and scale.)</b></p> <p><b>66629/APP/2009/2539</b></p> <p>In accordance with the Council's constitution a representative of the petitioners objecting to the proposal and the agent addressed the meeting.</p> <p>The petitioner made the following points:-</p> <ul style="list-style-type: none"> <li>• Concerned about the pending appeal and the further application for development of this site.</li> <li>• The surrounding area was under pressure from development.</li> <li>• There were concerns as to whether the drainage would be able to cope with a further dwelling</li> <li>• The area already has parking problems, which will increase if this application was allowed.</li> </ul> <p>The agent made the following points:-</p> <ul style="list-style-type: none"> <li>• The proposal was not in front of the building line.</li> <li>• The house would not be out of character as there was already terraced housing in the area.</li> <li>• The application meets the required parking standard.</li> <li>• Separate drives could be provided for 43 Princes Park Lane and the proposed dwelling if necessary.</li> </ul>	<p><b>Action By:</b></p> <p><b>James Rodger Nigel Bryce</b></p>

	<ul style="list-style-type: none"> <li>• There was sufficient amenity space provided for the new dwelling.</li> <li>• Drainage was not a planning matter.</li> </ul> <p>Officer's advised the committee that reason for refusal needed to be amended as set out on the addendum sheet.</p> <p>Clarification was sought on the building line, the shared parking and the amenity space.</p> <p>Officers advised the committee that this was a sensitive site because of its location on a corner plot. The proposal projects forward of the building line in Princes Park Parade and had been considered on its own merits against Council policies. In regard to the amenity space, this would be overlooked and did not meet the Council's HDAS Policy. The plans submitted do not show shared parking as there was no crossover provided to No. 43 Princes Park Lane.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be Refused for the reason set out in the officer's report with reason for refusal 3 being amended as follows:-</b></p> <p><b>The proposal, by reason of the insufficient on-site parking provision both for No. 43 and the proposed house, and the proposed crossover with its associated loss of existing on-street parking provision within Princes Park Parade, where parking conditions are already saturated would be to the detriment of public and highway safety and therefore the proposal is contrary to Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.</b></p>	
132.	<p><b>350-352 BATH ROAD, HARMONDSWORTH</b></p> <p><b>Change of use to Class A3 (Restaurants and Cafes) with ancillary takeaway use (Class A5) with associated parking and the erection of an extraction flue (involving demolition of part existing single storey rear extension).</b></p> <p><b>1767/APP/2009/2494</b></p> <p>In accordance with the Council's constitution a representative of the petitioners addressed the meeting. The agent was not present at the meeting.</p>	<p><b>Action By:</b></p> <p><b>James Rodger Nigel Bryce</b></p>



	<p>The petitioner raised the following points:-</p> <ul style="list-style-type: none"> <li>• The parking restrictions had been extended due to the current parking problems that already occur in this area.</li> <li>• No further vehicle crossovers are allowed in the area as Transport for London considered it too dangerous.</li> <li>• Additional parking problems and additional congestion in the area would be caused for all those living in the area if the application was allowed.</li> <li>• Residents parking permit scheme was being misused and is currently being investigated.</li> <li>• There was insufficient space at the rear to accommodate the parking spaces, cycle storage and bins as shown on the plans.</li> <li>• Residents in Pinglestone Close use the rear access to access their rear gardens and garages.</li> </ul> <p>Clarification was sought on the issue raised by the petitioner in regard to the accommodation of the parking, bins and cycle storage.</p> <p>Officers advised the committee that there was an anomaly on the plans and the measurements of the bins had been transposed. It was suggested that an informative be added to ensure this is correct if the proposal was implemented. The committee were also informed that condition 10 on the addendum sheet should be condition 11 and need to be amended to insert after 'No' 'waste collection and'.</p> <p>In answer to an issue raised in relation to the cycle storage members were informed that the space provided was sufficient to accommodate bicycles.</p> <p>Members raised concerns in relation to whether the number of deliveries could be specified as the size of the bins seemed to be small for such a use. It was suggested that Condition 12 that covered the issue of waste and litter comes back to committee for discharge. This was agreed by the committee.</p> <p>Officers suggested that condition 6 could also be amended to incorporate the concerns raised by members regarding the times for waste collection. The final wording to be agreed by the Chairman and Labour Lead.</p> <p>A member asked for condition 14 to be amended to ensure that the takeaway was ancillary to the restaurant. This amendment was agreed by the committee.</p>	
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	<p>In answer to an issue raised in relation to anti social behaviour and the provision on CCTV officers advised that as there had been no evidence provided it would be unreasonable to attach such a condition.</p> <p>It was suggested and agreed that an informative be added to ask the applicant to consider installing CCTV to minimise any anti social behaviour in the area.</p> <p>The recommendation with condition 12 being referred back to committee for discharge, conditions 6, 10, 11 and 14 being amended and an additional informative added was moved and seconded. On being put to the vote there were 3 for and 2 against approval, the recommendation for approval was therefore agreed.</p> <p><b>Resolved – That the application be Approved subject to the conditions and informatives set out in the officer’s report with condition 12 coming back to committee for discharge, condition 6, 10 and 11 being amended and an additional Informative added as follows:-</b></p> <p><b>Amended Condition 6</b></p> <p><b>No development shall take place until details of facilities to be provided for the 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.</b></p> <p><b>REASON</b></p> <p><b>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.</b></p> <p><b>Amended Condition 10</b></p> <p><b>No persons shall be permitted on the premises". (delete 'other than staff').</b></p> <p><b>Amended Condition 11</b></p> <p><b>No waste collections and deliveries servicing the development shall take place outside the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 hours on Saturdays. No deliveries servicing the development shall take place on Sundays, Bank Holidays or Public Holidays.</b></p>	
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	<p><b>Amended Condition 14</b></p> <p>To ensure that the proposed ancillary takeaway use (Class A5) is tied to the Restaurant use (Class A3) and that the takeaway is not operated independent of the restaurant. Add informative which requires the applicant/developer to consider the use of CCTV at the front of the restaurant to address anti-social behaviour.</p>	
133.	<p><b>BROOKSIDE COMMUNITY CENTRE, BROOKSIDE ROAD, YEADING</b></p> <p>Erection of an extension to main hall with pitched roof and 6 rooflights (involving demolition of existing office wing and water tower).</p> <p><b>608/APP/2009/2564</b></p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report.</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Nigel Bryce</b></p>
134.	<p><b>THE WILLOW TREE PH, JOLLYS LANE, HAYES</b></p> <p>Change of use for parking of two commercial vehicles, temporary cabin for use as storage and retention of fencing, to include new trellis and landscaping.</p> <p><b>27337/APP/2009/2490</b></p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be Refused for the reason set out in the officer’s report.</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Nigel Bryce</b></p>
135.	<p><b>ENFORCEMENT QUARTERLY REPORT</b></p> <p><b>Resolved – That the report be noted.</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Nigel Bryce</b></p>

136.	<b>ENFORCEMENT QUARTERLY REPORT</b>  <b>Resolved – That the report be noted.</b>	<b>Action By:</b>  <b>James Rodger Nigel Bryce</b>
	The meeting closed at 9.03 pm.	

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