

Minutes

Central & South Planning Committee

Tuesday, 9 March 2010

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

Published on: 26 March 2010

Come into effect on: Immediately



	Members Present: Councillors John Hensley (Chairman), Judith Cooper (Vice-Chairman), Allan Kauffman, Liz Kemp, Michael White, David Allam, Janet Duncan	
	Officers Present James Rodger, Nigel Bryce, Matthew Duigan, Manmohan Ranger, Nikki Deol and Gill Brice	
120.	Apologies for Absence Apologies had been received from Councillors Michael Bull, Pat Jackson and Paul Buttivant with Councillors Allan Kauffman, Liz Kemp and Michael White substituting.	
121.	Declarations of Interest in matters coming before this meeting Councillor Tim Barker declared a personal and prejudicial interest in Item 10 as he lived in Clifton Gardens and had signed the petition objecting to the proposal. After addressing the meeting as Ward Councillor he left the room whilst the item was discussed and a decision made. Councillor Liz Kemp declared a personal and prejudicial interest in Item 8 and 11.	
122.	Matters that have been notified in advance or urgent There were no items notified as urgent.	
123.	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 Members confirmed reports in Part 1 and Part 2.	

<p>124.</p>	<p>Car park rear of 1-16 Sydney Court, Perth Avenue, Hayes - 65936/APP/2009/2629</p> <p>In accordance with the Council's constitution a representative of 2 petitions received objecting to the proposal and the agent addressed the meeting.</p> <p>The petitioners made the following points:-</p> <ul style="list-style-type: none"> • There are two schools within 20 yards of the site and the dust from the removal of the concrete will have an impact on the playgrounds as they are in constant use. • The proposal would not be a benefit to the estate. • The estate is already overcrowded with a number of occupiers needing re-housing. • Traffic problems due to the construction traffic entering and leaving the site. • There are 4 schools within 10 minutes walk of the site and construction traffic would cause congestion throughout the school drop off and pick up times. • Perth Avenue is used as a rat run for everyday traffic without the additional construction traffic for this site. • Parking problems already exist in the area and speed of traffic already an issue. • Where are the cars displaced by this development going to park. • Vandalism to cars already occurs due to the current situation in relation to parking. • Demolition of 59 garages and creation of two car parks would mean decrease of parking places available . • Replacement parking spaces were being provided for leaseholders and not tenants. • Quality of life for residents of Melbourne House would be affected by disturbance, noise and pollution. • Demolition of garages should not be allowed as Hillingdon has double the average car crime. • There was a lack of parking for people with disabilities. • The five storey block would be out of character with the surrounding area. • The effect the proposal would have on the school should be taken into account. • An application to extend the school would conflict with the proposed plans for this site. • If this proposal was allowed the school playing field would flood. • There are no facilities for young people in the area. <p>The agent made the following points:-</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
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- Site has been securely fenced and not used as a car park for many years.
- Funding has been secured for the proposal from Homes and Community Agency and would be an opportunity to stop the site from deteriorating still further.
- The development proposes 12 units and a condition restricting the occupiers to over 55s would be acceptable.
- There would be lift access to all floors.
- Council standards have been met in regard to sustainability.
- There would be no overlooking from the development to existing properties.
- The proposal would improve the appearance of the site with the ball court being relocated.
- The proposal would provide 72 car parking spaces at no cost to residents.
- Consultation has been undertaken with the Head Teacher at the school and concerns regarding the construction process discussed.
- Calming measures have been welcomed by the school.

The Ward Councillor addressed the meeting making the following points:-

- Supported the petitioners objecting to the proposal
- BE13 not complied with in regard to layout and appearance
- The proposal does not complement or improve the area.
- The flat roof would be out of keeping with the surrounding area as the building adjoining the site had pitched roofs.
- If allowed the proposal would give the feeling of a ghetto effect.
- All neighbouring residents affected by the proposal had objected to the proposals.

The Chairman asked officers for clarification of the points raised in relation to construction management, anti social behaviour, parking provided and the Clean Air Act.

In regard to the construction management, officers reported that condition 25 covered the concerns raised by the petitioners in relation to noise, vehicle movements and hours of use.

Officers acknowledged that the school was a sensitive neighbour and the traffic management contained in condition 25 v should be amended to include avoidance of school drop off and pick up times. The committee agreed the amendment to condition 25 v.

In regard to the concerns raised in relation to vandalism and anti social behaviour conditions 19 and 26 sought to address these issues. Condition 19 – Secure by design would require sign off by the Police.

A question was raised in relation to density to which officers advised that page 32 contained the information requested at the previous meeting. The density for the proposal was within the range contained in the London Plan.

The parking provided replaced the 72 garages lost as a result of this development. There are currently only 17 garages occupied.

Members were informed that in regard to the query in relation to the Clean Air Act this was included as an informative as there was more powers under separate legislation to enable immediate action.

A member raised concerns in relation to the openness of the site and that if allowed this application would close this visual gap changing the character of the estate. The flat roof would be out of keeping and would not harmonise with the surrounding area. It was acknowledged that the school had flat roofs but the buildings were lower.

In answer to a number of issues made in relation to security and flooding, officers reported that:

i) The Crime Prevention Officer was aware of the Anti Social Behaviour (ASB) in the area. In the light of this a robust condition was sought to address the issues of ASB. This application gave the opportunity to redesign the parking to improve the security of the area providing security lighting and CCTV. It was suggested and agreed that condition 26 be amended to include additional parking for people with disabilities.

ii) In relation to the issue raised in relation to flooding officer advised that the site was not the subject of any Environment Agency Flood Hazard. The site was historically subject to poor drainage but there was no evidence of excessive flooding from the school playing field.

The recommendation with conditions 25 and 26 amended and an additional condition added was moved, seconded and on being put to the vote there were 4 in favour and 2 against. The recommendation was therefore agreed.

The dissent of Councillors Allam and Duncan was recorded against this decision.

Resolved

That 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)

	<p>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:</p> <ul style="list-style-type: none"> i) The provision of 100% affordable housing by habitable room. ii) A refuse/recycling management strategy. ii) The provision of a contribution of £41,020 towards educational facilities. iii) The provision of a contribution of £3,902 towards healthcare facilities. iv) The provision of a contribution of £10,000 toward community facilities. v) The provision of a contribution of £414 towards local library facilities vi) A contribution of £2,500 for every £1 million build cost to provide for construction training. vii) A cash contribution equal to 5% of the total cash contribution to enable the management and monitoring of the requirements of the legal agreement. <p>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.</p> <p>c) That planning officers be authorised to negotiate and agree details of the proposed Statement.</p> <p>d) That if by 17th March 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 reasons:</p> <ul style="list-style-type: none"> 1. The applicant has failed to provide, through an appropriate Statement of Intent or other appropriate legal agreement, an adequate provision of on site affordable housing. The proposal is therefore contrary to Policy Pt1.17 of the London Borough of Hillingdon Unitary Development Plan Saved Policies September 2007, Policies 3A.10 and 3A.11 of the London Plan (February 2008) and the London Borough of Hillingdon's Supplementary Planning Document on Planning Obligations. 	
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2. The development is not considered to have made adequate provision, through planning obligations, for contributions towards educational facilities, healthcare facilities, community 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).

3. The development has failed to provide adequate facilities for the storage and collection of refuse and recycling contrary to policy 4A.22 of the London Plan.

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

f) That if the application is approved, the conditions and informatives set out in the officer's report, addendum sheet condition 25 and 26 as amended and an additional condition be attached.

Amend condition 25 replacing the words:

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

with the words "Prior to development commencing, a demolition and construction management plan shall be submitted to and (in consultation with the adjoining school) be approved in writing by the Local Planning Authority."

Also amend condition 25 (v) - by inserting the words "and to avoid school drop off and pick up times" after the words "peak hours"

Amend condition 26 by - inserting the words "The final approved scheme shall be implemented prior to the occupation of the dwellings" after the words "approved details" which are at the end of the second sentence.

	<p>Also amend condition 26 - by inserting the words "and provision of 10 percent of all the spaces being designed for use by disabled persons"</p> <p>Additional Condition –</p> <p>None of the dwelling units hereby approved shall be occupied at any time by any person other than:</p> <p>(a) A person or persons aged 55 years of age or over; or (b) A person aged 45 years of age or over residing in the same unit with their spouse or partner aged 55 years or over, as "a couple"; or (c) A person falling wholly within the scope of (b) above who continues to reside in the same unit upon and following the demise of such older spouse or partner.</p> <p>Reason: To safeguard the residential amenities of the occupiers of the units, to safeguard the adequacy of ancillary vehicular parking provision at the site and to mitigate the impacts of the development on local educational facilities and to accord with policies BE19, AM14, R17 of the London Borough of Hillingdon Unitary Development Plan, Saved Policies (September 2007)."</p>	
125.	<p>1 & 1A Bath Road, Harlington - 35805/APP/2009/2433</p> <p>Demolition of existing buildings and erection of a five storey, 192-bedroom hotel, basement and surface level car parking, bar/restaurant, meeting rooms and other associated works.</p> <p>35805/APP/2009/2433</p> <p>In accordance with the constitution a representative of the petitioners in support of the application addressed the meeting.</p> <p>The petitioner in support of the application made the following points:-</p> <ul style="list-style-type: none"> • The proposed Hotel is of a high quality design establishing a higher standard of Hotel along the Bath Road. • The proposed Hotel had been reduced to 5 storeys with 192 rooms with the main feature being retained. • Planter boxes make a feature linking to the proposal to the Green Belt. • Landscaping was important and enhances the area and this would be maintained. 	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>

- If allowed this application would give the opportunity to improve the quality of this section of the Green Belt.

Clarification was sought on issues relating to the public access and disabled access to the sunken garden. Officers advised that the gardens would have CCTV at all accesses and that condition 15 should be amended to include details of access to the sunken garden for people with disabilities and mothers with prams and pushchairs.

Members asked for a condition to be added to ensure that there would be community access during daylight hours. Officers suggested that as well as the condition that an informative be added to advise the applicants what the condition expected. The condition and informative was agreed by the committee with the wording to be agreed by the Chairman and Labour Lead.

A member asked that there should be good signage for people with disabilities and suggested that an audit be carried out prior to the Hotel opening.

It was suggested and agreed by the committee that an informative be added in relation to a signage audit being carried out prior to opening of the Hotel.

The recommendation with an additional two conditions and informatives was moved, seconded and on being put to the vote was agreed.

Resolved

That delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to the following:

- 1. That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:**
 - i) The provision of a 10-year Green Travel plan to be prepared in accordance with TfL guidance and to include a bond of £20,000.**
 - ii) A scheme to be submitted to and approved by the Council detailing how construction training will be provided to Hillingdon residents, or a contribution towards construction training for Hillingdon residents in the sum of £2,500 for every £1 million construction cost.**

	<p>iii) A scheme to be submitted to and approved by the Council detailing how hospitality training will be provided to Hillingdon residents, or a contribution towards hospitality training for Hillingdon Residents in the sum of £400 per employee.</p> <p>iv) A contribution of £25,000 towards the management of air quality within the vicinity of the site.</p> <p>v) A contribution of up to £25,000 towards improving the pedestrian infrastructure on the A4 within the vicinity of the application site, including works to the highway to improve the shared foot/cycle path, including markings and signage improvements and the reconfiguration of two pedestrian crossings to include dropped kerbs and tactile paving.</p> <p>vi) A contribution of £20,000 towards public realm improvements within the area.</p> <p>vii) 5% of total cash contributions secured towards the management and monitoring of the resulting agreement.</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 the terms of the proposed agreement.</p> <p>4. That if the S106 agreement is not completed within a period of 6 months from the date of this resolution, that the agreement shall not be completed without a further resolution of this Committee.</p> <p>5. That subject to the Mayor of London not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or issue a direction under Article 7 of the Order, that the Mayor of London is to act as the local planning authority for the purpose of determining the application, and on completion of the S106 Agreement, the application be deferred for determination by the Director of Planning and Community Services under delegated powers.</p> <p>6. That officers be authorised to negotiate any additional conditions and/or informatives requested by the Mayor of London.</p>	
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7. That if the application is approved, the conditions and informatives set out in the officer's report, addendum sheet and an additional two conditions and informatives be attached.

Amended Condition 15

adding the words "and to the sunken garden area" between the words "building entrances" and "(to include"

Condition

"Before development commences, a scheme setting out plans and details (including times of access, areas the public can use, routes to and from the site, management and security arrangements) for how members of the public will be provided access to the site, shall be submitted to and approved in writing by the Local Planning Authority. There after the development shall accord at all times with the approved public access scheme for as long as the building is in use.

REASON

To ensure members of the public have access to the external amenity areas of the site, In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998, to accord with the terms of the application and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan, to accord with policy BE38 London Borough of Hillingdon Unitary Development Plan, Saved Policies (September 2007)."

Additional Informative

'You are advised that in relation to condition [insert number of the condition] the Council seeks to ensure that access to amenity areas at the site is provided at least during day light hours."

Additional Informative

"You are advised that an audit of proposed signage should be carried out before the development is occupied to ensure that people with disabilities are aware of the location of convenient facilities within the development."

<p>126.</p>	<p>UXBRIDGE COLLEGE, PARK ROAD, UXBRIDGE</p> <p>Part refurbishment and part demolition of existing College buildings to provide a total of 25,062m² Gross Internal Area (GIA) Class D1 (education) accommodation (of which 10,327m² (GIA) comprises new build floorspace), associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping.</p> <p>1127/APP/2009/443</p> <p>In accordance with the constitution a representative of the petitioners in support of the application addressed the meeting.</p> <p>The petitioner in support of the application made the following points.</p> <ul style="list-style-type: none"> • The proposal had been amended to take account of a change in funding for the project. • The strategy was for the implementation of an effective scheme with the funding available. • The basic change was for Blocks B & C to be retained and upgraded. • The College had worked closely with officers to take into account and respect the importance of the setting of the Lido. • The main change was for the repositioning of the Sports Hall and the retention of blocks B & C and the link between the blocks. • There had been problems of circulation within the College and access to the Sports Hall this proposal would be an improvement. • The proposal would assist in the evacuation of the building if an incident occurred. • A lift is being included, which would improve access for people with disabilities. • The changing facilities had been relocated with direct access to the cycle storage and the building would now be fit for purpose. • The social and recreational facilities would be enhanced. • The application was sensitive to the access via Gatting Way as construction traffic would only use this access during the construction of Phase A. • The construction technique being used would minimise the amount of construction on site and would reduce the potential disruption. • There would be a dedicated route for parking on site and a Bus route had been changed to pass the College. 	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
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- There would be no additional traffic using Gatting Way.

Clarification was sought on what additional parking had been provided for the displacement of students and staff as a result of site workers parking on site.

Members were informed that the college had been actively reducing the number of parking permits being issues. The parking would also be reduced through the Green Travel Plan. All parking during the construction period was to be contained within the site.

In answer to a question raised in relation to the abnormal load deliveries via Gatting Way it was confirmed that this would only be during the construction of Phase A.

A member asked for a condition to be added for details of the routes to be used by staff, students and construction traffic to be provided prior to development commencing. This was agreed by the committee.

A member raised concerns in relation to the previous application considered by the committee in 2009 and the conditions added by members at that time had not been included. One of the conditions added required the introduction of a one way system accessing the site in Park Road and exiting from Gatting Way. This condition was added to reduce the number of vehicle movements on Gatting Way to protect residents. It was suggested that a 2 way system should only be allowed during Phase A works and that Phases B & C should not proceed until a 1 way system was in place.

Officers advised that the main issue to consider was whether the additional traffic from the south car park would warrant a change to a 1 way system. A junction analysis had been carried out and had been taken into consideration when assessing the traffic implications. During peak hours there would be a maximum of 3 or 4 cars leaving the site.

Members still had concerns in relation to the number of vehicle movements taking into consideration the part-time staff and visitors to the college. It was moved and seconded that the application be deferred to enable members to visit the site to assess the traffic issue on site. On being put to the vote a site visit was agreed.

Resolved – That the application be Deferred to enable Members to make a site visit.

<p>127.</p>	<p>16 CLIFTON GARDENS & 2 BRAMPTON ROAD, HILLINGDON</p> <p>Two storey building comprising 5 one-bedroom and 1 two-bedroom flats (Outline application for the approval of access, appearance, layout and scale)</p> <p>66251/APP/2009/1758</p> <p>In accordance with the Council’s Constitution a representative of the petitioners objecting to the proposal addressed the meeting. The agent was not present at the meeting.</p> <p>Two Ward Councillor addressed the meeting and made the following points.</p> <ul style="list-style-type: none"> • The proposed development would be out of character with the surrounding area as the existing houses were exclusively semi detached. • Clifton Gardens leads to Abbotsfield and Swakeleys Schools and had existing traffic congestion issues. • Only 6 parking spaces were being proposed, which would mean additional on street parking • Clifton Gardens is used as a rat run to avoid Long Lane and if allowed this development would make the situation worse. • If allowed this proposal could set a precedent for similar applications in the area. <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • Houses in Clifton Gardens are small semi-detached houses. • The junction was dangerous with school children having to cross this twice every day. • There had been a number of accidents that had resulted in fences and walls being damaged. • If allowed the proposal would result in additional cars using the junction, which would have serious implications for children attending Abbotsfield and Swakeleys schools. <p>The recommendation for Refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Refused for the reasons set out in the officer’s report.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce</p>
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128.	ENFORCEMENT REPORT - 10 CHESTNUT CLOSE, HAYES Resolved 1. That enforcement action as recommended in the officer's report was agreed. 2. That the decision and the reasons for it outlined in this report be released into the public domain, solely for the purposes of issuing the formal enforcement notice to the individual concerned.	Action By James Rodger Nigel Bryce
129.	ENFORCEMENT REPORT 44 PINGLESTONE CLOSE, WEST DRAYTON Resolved 1. That enforcement action as recommended in the officer's report was agreed. 2. That the decision and the reasons for it outlined in this report be released into the public domain, solely for the purposes of issuing the formal enforcement notice to the individual concerned.	Action By James Rodger Nigel Bryce

THE MEETING WAS ADJOURNED AT 22.25 P.M AND THE FOLLOWING ITEMS WILL KNOW BE CONSIDERED AT THE NEXT MEETING.

- Item 8 - Stockley Park Phase 3, Ironbridge Road, West Drayton,**
- Item 11 - 86-90 High Street, Yiewsley,**
- Item 12 - Hillingdon & Uxbridge Cemetery, Hillingdon Hill, Hillingdon**
- Item 13 - Hillingdon & Uxbridge Cemetery, Hillingdon Hill, Hillingdon**
- Item 14 - Bishopshalt School, Royal Lane, Hillingdon**
- Item 15 - William Byrd Pool, Victoria Lane, Harlington**
- Item 16 - 44 Blossom Way, West Drayton**
- Item 17 - 65 Belmont Road, Uxbridge**
- Item 18 - 69 Rockingham Road, Uxbridge**
- Item 19 - 128 The Chimes Shopping Centre, High Street, Uxbridge**
- Item 20 - Yiewsley Grange, High Street, Yiewsley**
- Item 21 - Yiewsley Grange, High Street, Yiewsley**

	The meeting, which commenced at 7 p.m. adjourned at 22.25 p.m. to another date and time to be arranged
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..	