

Minutes

Central & South Planning Committee

Tuesday, 30 March 2010

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

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HILLINGDON
LONDON

	<p>Members Present:</p> <p>Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) David Allam Michael Bull Paul Buttivant Janet Duncan Patricia Jackson</p> <p>Officers Present:</p> <p>James Rodger Nigel Bryce Matthew Duigan Manmohan Ranger Matthew Gilks Gill Brice</p>	
143.	<p>Apologies for Absence</p> <p>Apologies had been received from Councillor Janet Duncan, there was no substitute.</p>	
144.	<p>Declarations of Interest in matters coming before this meeting</p> <p>Councillor Paul Buttivant declared a personal and prejudicial interest in Item 6 – 86 – 90 High Street, Yiewsley.</p>	
145.	<p>Matters that have been notified in advance or urgent</p> <p>There had been no items notified as urgent.</p>	
146.	<p>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</p> <p>It was confirmed that all items would be considered in Public.</p>	

<p>147.</p>	<p>86-90 HIGH STREET, YIEWSLEY</p> <p>Change of use of first and second floor from retail to residential forming 7 one-bedroom flats, and 1 studio flat, involving a second floor extension, roof terrace at third floor level, remodelling of existing elevations to include new balconies, alterations to form new entrance area at ground floor and associated parking to rear of land at 45, 47, and 47A Albert Road.</p> <p>64714/APP/2009/778</p> <p>In accordance with the Council's constitution a representative of the petitioners supporting the application addressed the meeting.</p> <p>The petitioner made the following points:-</p> <ul style="list-style-type: none"> • The application had been withdrawn on several occasions for amendments to reduce the size of the development. • The parking provided was over and above that required. • Parking was to be provided for residents in Albert Road as part of the application. • This development would improve the area and was needed for the long term future of Yiewsley. • The application supports the Local Plan with the provision of residential and retention of the retail. • The application meets all the Council's policies. • The proposed development would not overshadow other properties and property values would be increased not decreased. <p>A member raised concerns about the future living conditions of future occupiers in regard to the access officer comments.</p> <p>Officers advised the committee that the units were large enough to enable the design to be changed so that they meet lifetime homes. There was a condition attached to the permission to ensure this occurs.</p> <p>It was suggested and agreed that condition 20 be amended to require details of the design to be submitted and approved prior to the development commencing.</p> <p>A member raised concerns that there were a number of internal areas that had no external windows and asked if the sustainability could be increased to Code level 4.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>
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Officers advised that to meet Code Level 3 the applicant would need to show how this would be done. This would be done by reducing carbon energy use by various means and the Code Level 3 would need to be met for each unit. Where Code level 3 was not met in areas where there was no natural light the applicant would need to make this up in another way.

The recommendation with the amendments on the addendum sheet, with condition 20 amended and condition in relation to resurfacing of access way on addendum sheet being deleted was moved, seconded and on being put to the vote There was 3 in favour of the recommendation and 1 abstention. The recommendation was therefore agreed.

Resolved –

a) 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 (as amended) and/ or other appropriate legislation to secure:

i) A monetary contribution to mitigate the impact of the development on local educational facilities to the sum of £9,184;

ii) The permanent provision, allocation and unimpeded access to 2 of the car parking spaces to 47 Albert Road and 2 of the parking spaces to 47A Albert Road, at no ongoing cost.

iii) That for the lifetime of the development the use of the land will be controlled to provide that:

- the car parking spaces are not sold separately from the residential or commercial units and are designated and allocated for their sole use;**
- each car parking space will be permitted to be used only in connection with a specified dwelling or commercial unit;**
- there is and will continue to be unimpeded vehicular access from the highway across all the land required to use the parking spaces so allocated.**

iv) That for the lifetime of the development there are landscaping and repair and renewal works to the access road and parking spaces which are carried out to the satisfaction of the local planning authority's highway officers, and which are comparable to those which would be satisfactory were the access road to have been built out contemporaneously with the permitted development.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

c) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this committee resolution, or any other period deemed appropriate by the Director of Planning and Community Services, then the application may be referred back to the Committee for determination.

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 legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

f) That if the application is approved, the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting be imposed:

Replace Condition with the following:

Development shall not commence until plans and details showing that the design of the new residential units (and in particular the bathroom layouts of units 4 and 8) complies 'Lifetime Homes' standards have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

Delete condition relating to resurfacing of access way.

<p>148.</p>	<p>7 BOSANQUET CLOSE, COWLEY</p> <p>First floor rear extension and change of use from 6- bedroom student hostel to 7-bedroom student hostel (Part retrospective application).</p> <p>33492/APP/2009/2389</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>The petitioner made the following points:-</p> <ul style="list-style-type: none"> • There had been an over intensification of students in Bosanquet Close over the years and if allowed this application would increase this further. • The proposal would be detrimental to the local area. • This property is part of a terrace of houses where there are no first storey extensions. • The extension would not complement the area and would have a negative effect on the Close. • Parking was an issue in the Close due to the number of student accommodation. • Initially the houses were built for local people as affordable accommodation. • Residents Human Rights would be breached if the application was allowed, as they had a right to live in a secure and safe environment. <p>In answer to an issue raised officers advised the committee that there was no indication of a planning history on this property.</p> <p>The committee asked for the planning status of the property to be investigated and if no permission existed for its current use that enforcement be considered.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application was Refused for the reasons set out in the officer’s report.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>
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<p>149.</p>	<p>STOCKLEY PARK PHASE 3, IRONBRIDGE ROAD, WEST DRAYTON</p> <p>Mixed use development comprising 25,000 sq.m office space (Class B1), 26,000 sq.m / 450-room hotel, including leisure facilities and energy centre (min 3 star) (Class C1), 18,135 sq.m data centre (Sui Generis), a single storey car parking building (Sui Generis) 3,500 sq.m mixed use building accommodating office (Class B1), non-residential institution including art exhibition space (Class D1), retail (Class A1), financial and professional services (Class A2), cafés and restaurants (Class A3) and associated car parking and landscaping (Outline application for full details for access)</p> <p>37977/APP/2009/2079</p> <p>This application was withdrawn from the agenda to enable further information to be included in the report.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>
<p>150.</p>	<p>HILLINGDON & UXBRIDGE CEMETERY, HILLINGDON HILL, HILLINGDON</p> <p>Repair and Refurbishment of existing Chapel.</p> <p>64409/APP/2009/2268</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report and an additional informative set out on the addendum sheet circulated at the meeting.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>
<p>151.</p>	<p>HILLINGDON & UXBRIDGE CEMETERY, HILLINGDON HILL, HILLINGDON</p> <p>Repair and Refurbishment of existing Chapel (Listed Building Consent).</p> <p>64409/APP/2009/2269</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That subject to no direction being received to refuse the planning permission from the Government Office for London the application be approved, subject to the conditions and informatives set out in the officer’s report and an additional informatives set out in the addendum circulated at the meeting.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>

<p>152.</p>	<p>BISHOPSHALT SCHOOL, ROYAL LANE, HILLINGDON</p> <p>Two storey temporary building to provide additional classrooms.</p> <p>4277/APP/2009/2776</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report and amended condition 7 as set out on the addendum sheet circulated at the meeting.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>
<p>153.</p>	<p>44 BLOSSOM WAY, WEST DRAYTON</p> <p>Erection of a single storey boiler enclosure to rear (Part Retrospective Application).</p> <p>28321/APP/2009/1782</p> <p>Members raised concerns about the application stating that the extension exceeds the maximum depth allowed in our policies. The extension does not respect the character of the existing building and has two differing roof heights. The committee felt that the application should be refused on the grounds stated.</p> <p>Officers advised the committee that if they were minded to refuse the application that the first reason for refusal that was agreed in June 2008 could be amended to address the concerns raised by members as follows:-</p> <p>The existing rear boiler room by reason of its design, siting and introduction of a further second generation extensions to the original house, constitute disproportionate and incongruous additions that are detrimental to its appearance and architectural composition and detract from the appearance of the surrounding area. The development is therefore contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): 'Residential Extensions'.</p> <p>It was moved and seconded that the application be refused and on being put to the vote was agreed.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>

	<p>Resolved – That the application was refused for the following reason:-</p> <p>The existing rear boiler room by reason of its design, siting and introduction of a further second generation extensions to the original house, constitute disproportionate and incongruous additions that are detrimental to its appearance and architectural composition and detract from the appearance of the surrounding area. The development is therefore contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): 'Residential Extensions'.</p>	
154.	<p>WILLIAM BYRD POOL, VICTORIA LANE, HARLINGTON</p> <p>Erection of single-storey extension.</p> <p>66699/APP/2010/72</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved subject to the conditions and informatives set out in the officer's report.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>
155.	<p>65 BELMONT ROAD, UXBRIDGE</p> <p>Continued use of premises as Class D1 (Non- Residential Institutions) for use as an educational, training and rehabilitation centre.</p> <p>13326/APP/2009/1876</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application was approved subject to the conditions and informatives set out in the officer's report.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>

<p>156.</p>	<p>128 THE CHIMES SHOPPING CENTRE, HIGH STREET</p> <p>Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to Listed Building Consent ref. 866/APP/2009/1885 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear.</p> <p>55479/APP/2010/149</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report with condition 5 amended as set out on the addendum sheet circulated at the meeting.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>
<p>157.</p>	<p>69 ROCKINGHAM ROAD, UXBRIDGE</p> <p>Change of use from Class B1 (Business) to Class D1 (Non-Residential Institutions) and alterations to ground and first floor elevations.</p> <p>15676/APP/2009/1628</p> <p>The recommendation for refusal with reason 2 being amended as set out on the addendum sheet 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 with reason for refusal 2 being amended as set out on the addendum sheet circulated at the meeting.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>
<p>158.</p>	<p>YIEWSLEY GRANGE, HIGH STREET, YIEWSLEY</p> <p>Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to Listed Building Consent ref. 866/APP/2009/1885 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear.</p> <p>866/APP/2009/2641</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>

	<p>It was suggested and agreed that condition 15 be amended to delete the words 'unless otherwise agreed in writing by the Local Planning Authority.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report and Condition 15 amended to read as follows:-</p> <p style="padding-left: 40px;">15. The car parking spaces hereby approved shall be constructed using a porous surface.</p>	
159.	<p>YIEWSLEY GRANGE, HIGH STREET, YIEWSLEY</p> <p>Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to Listed Building Consent ref. 866/APP/2009/1885 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear.</p> <p>866/APP/2009/2642</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>
160.	<p>TRISCOTT HOUSE, AVONDALE DRIVE, HAYES</p> <p>Demolition of existing building, and replacement with a purpose designed and built 'Extra Care Accommodation' scheme, Comprising of 41 one-bed flats and 6 two-bed flats, with associated communal facilities, landscaping and parking.</p> <p>36261/APP/2010/215</p> <p>Officer’s advised the meeting that condition on the addendum relating to rainwater/ greywater recycling be amended to remove the word "either" from the condition.</p> <p>Concerns were raised in relation to the parking being provided for this proposal as this was felt to be insufficient with the level of staff required for the use.</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>

Officers advised that 1 space per 4 units had been provided, which was the maximum standard for this type of development. There was also a Travel Plan being provided and 2 disabled parking bays.

The committee suggested that due to the nature of the proposal it was felt that more spaces needed to be provided for staff than those for residents.

Officers suggested that as the committee had concerns over the number of parking spaces being provided that a condition be added to require a Parking Management Strategy. The committee agreed the additional condition as suggested.

A request was made to include the provision of electric points in each unit and the communal store for mobility vehicles.

Officers suggested that an additional condition be added to require the electric points to be provided. This was agreed by the committee.

A condition requiring obscure glazing to the stairwells was suggested and agreed by the committee.

The recommendation for approval with an additional 2 conditions seeking a parking management strategy and electric points for mobility vehicles and obscure glazing to stairwells was moved, seconded and on being put to the vote was agreed.

Resolved – That the application was Approved, subject to the conditions and informatives set out in the officer's report and an additional 2 conditions as follows:-

Amend condition on addendum relating to rainwater as follows:

- **remove the word "either" from the rainwater greywater recycling condition**

Amend condition on Addendum sheet to include obscure glazing to stairwells as follows:-

'Prior to the commencement of development, plans and details shall be submitted to and approved in writing by the local Planning Authority, which show:

i) North west armature of proposal (1st and 2nd floor) eastern elevation winter gardens: obscure glaze southern end of winter garden.

ii) Eastern armature of proposal (1st and 2nd floor) northern elevation: install fin wall minimum 800mm deep and set no more than 600mm from western edge of bedroom window.

iii) Stair Case at eastern end of building: Obscure glaze windows.

The development shall be carried out in accordance with the approved details and the obscure glazing and fin wall(s) shall be retained for the life of the development.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Add new condition:

Prior to the development of the sit, a car parking Management Strategy, which seeks to ensure that the development does not result in any on street parking in neighbouring streets, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented for as long as the development remains in existence.

REASON

To ensure that an adequate level of parking provision is provided for the proposed use and to prevent inappropriate parking of vehicles associated with the use hereby approved in surrounding streets, and to accord with policy AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

Add new condition:

Before development commences plans and details of 1 electric wheel chair/mobility scooter charging point, serving the ground floor wheel chair / mobility scooter storage area and capable of charging electric mobility scooters simultaneously, shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the charging point has been provided in accordance with the approved details and thereafter the charging point shall be permanently retained.

	<p>REASON To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.</p>	
161.	<p>LAND EAST OF OLD MILL LANE AND NORTH PACKET BOAT LANE, COWLEY</p> <p>Creation of new public park, construction of pedestrian footbridge and associated landscaping works.</p> <p>66756/APP/2010/198</p> <p>The committee asked for an additional condition to be added in relation to the land fill that could be used on the site. The addition of this condition was agreed by the committee.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report and an additional condition as follows:-</p> <p>Unless otherwise agreed in writing by the Local Planning Authority, no imported soil or other fill materials shall be deposited on the site. Any imported material approved by the Local Authority shall be tested for contamination levels therein, to the satisfaction of the Local Planning Authority.</p> <p>REASON To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>
162.	<p>WILLIAM BYRD PRIMARY SCHOOL, VICTORIA LANE, HARLINGTON</p> <p>Provision of single storey mobile double classroom unit.</p> <p>11327/APP/2010/130</p>	<p>Action By:</p> <p>James Rodger Nigel Bryce Matthew Duigan</p>

	<p>The recommendation for approval with Condition 13 amended by replacing the word 'shall' with the word 'will'., was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application was Approved, subject to the conditions and informatives set out in the officer’s report.</p> <p>Amend condition 13 by replacing the word ‘shall’ with the word ‘will’.</p>	
	<p>The meeting, which commenced at 7 p.m., closed at 21.20 p.m.</p>	

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...