

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

23 November 2010

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Janet Duncan (Labour Lead) Paul Buttivant Peter Curling Dominic Gilham Brian Stead</p> <p>Officers Present: James Rodger Matthew Duigan Rory Stacey Manmohan Ranger Nadia Williams</p> <p>Also Present Councillors Lindsay Bliss and George Cooper</p>	
87.	APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)	
88.	DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>) Councillor Judith Cooper declared a non-prejudicial interest in item 9, as she was a customer of Sainsbury's Store. Councillor Cooper remained in the room and took part in the decision of the item.	
89.	TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 2 NOVEMBER 2010 (TO FOLLOW) (<i>Agenda Item 3</i>) The minutes of the meetings held on 2 November 2010 were agreed as a correct record and signed by the Chairman.	
90.	MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>) Item 28 on Supplementary Agenda B was notified as urgent for the reasons set out in the officer's report.	
91.	TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)	

	It was confirmed that items would be considered in Part 1 and Part 2.	
92.	<p>NO. 2 WORLD BUSINESS CENTRE HEATHROW NEWALL ROAD, HEATHROW AIRPORT 50498/APP/2010/2028 (<i>Agenda Item 6</i>)</p> <p>Change of use of 1,363sq.m internal floor-space for a temporary period of 6 years from directly related airport office to general office (Use Class B1) to allow occupation by non-airport related users</p>	
93.	<p>520B SOUTHERN PERIMETER ROAD, HEATHROW AIRPORT 57331/APP/2010/2038 (<i>Agenda Item 7</i>)</p> <p>Rebuilding of an existing cargo transit shed with ancillary office accommodation</p> <p>The recommendation for approval with changes in the Addendum sheet 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 the Addendum sheet circulated at the meeting.</p>	<p>Action by</p> <p>James Rodger, Matthew Duigan</p>
94.	<p>BAKERS COURT, BAKERS ROAD, UXBRIDGE 18056/APP/2010/1578 (<i>Agenda Item 8</i>)</p> <p>Alterations to building to include replacement cladding to provide additional office space including new pedestrian access, all as previously consented under grant of planning permission ref: 18056/APP/ 2009/2590 dated 12/05/2010, together with enlargement of the existing building floorspace at Level 5 increasing the height of the two Northern facing wings of the building by a single storey along with the incorporation of Louvre screening to the proposed plant area at level 7</p> <p>In introducing the report, officers advised that this application incorporated the proposal for Louvre screening at level 7 to make changes to the appearance of the building, and that changes to the cladding had already been approved in March 2010. It was confirmed that the Louvre screening would not be visible from the ground level.</p> <p>The recommendation for approval with changes in the Addendum sheet 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 changes in the Addendum sheet circulated at the meeting.</p>	<p>Action by</p> <p>James Rodger, Matthew Duigan</p>
95.	<p>SAINSBURY’S STORE, YORK ROAD, UXBRIDGE 39439/APP/2010/1799 (<i>Agenda Item 9</i>)</p> <p>Application for a new planning permission to replace extant planning permission ref: 39439/APP/2004/ 2402 dated 05/09/2005: Erection of decked car park, single storey store extension and</p>	<p>Action by</p> <p>James Rodger, Matthew</p>

proposed unrestricted trading hours

Duigan

In introducing the report, officers advised that there was no difference between this current application and the scheme approved in 2005, except that the changes in the London Plan Policy requiring a saving of 20% renewable or low-carbon sources.

In answer to a query, officers explained that the car park would be at the Belmont Road level and the car park and extension would be no higher than that already approved.

The Chairman suggested that the additional condition 37 in the Addendum sheet should be amended to require a minimum of 2 charging points.

In response to concerns raised about the possible disturbance of headlights from cars to residents of Belmont road, officers advised that the proposed ramp would be positioned to face the Sainsbury's building.

The Committee attached an additional informative for the applicant to consider screening on the car park site to ensure lights from car headlights did not infringe on the residents on Belmont Road from the upper level.

The recommendation with the changes to additional condition 37 in the Addendum sheet and additional informative was moved, seconded and on being put to the vote was agreed.

Resolved

A) That the application be determined by the Head of Planning, Trading Standards and Environmental Protection under delegated powers, subject to the completion of a deed of variation to the Section 106 Agreement dated 6 September 2005 accompanying planning permission ref. 39439/APP/2004/2402 to provide for the following obligations:

- i) A financial contribution of £35,000 towards Town Centre/Public Realm improvements.**
- ii) A financial contribution of £14,000 towards CCTV equipment to improve pedestrian safety between the Town Centre and the Sainsbury's store.**
- iii) A financial contribution of £4,000 towards the provision of refuse bins on the pedestrian routes between the Town Centre and the Sainsbury's store.**
- iv) A financial contribution of £10,000 towards street planting along Belmont Road, immediately adjacent to the site.**
- v) A financial contribution equivalent to 5% of the total cash contributions towards project management/administration costs relating to the agreement.**

	<p>B) That the applicant meets the Council's reasonable costs in the preparation of the deed of variation to the Section 106 agreement and any abortive work as a result of the deed not being completed.</p> <p>C) That the officers be authorised to negotiate and agree detailed terms of the proposed deed of variation.</p> <p>D) 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>E) That if the application is approved, the conditions and informatives set out in the officer's report be attached with the following additional informative and amendment to Condition 37 in the Addendum sheet:</p> <p>Informative</p> <p><i>'You are advised that in discharging the details relating to condition 4 (means of enclosure) that the Council will expect that there be screening incorporated to prevent lights from car headlights at the upper level of the car park from being able to shine into the residential properties opposite the site across Belmont Road'.</i></p> <p>Amended Condition 37</p> <p><i>'Before development commences, plans and details of a minimum of 2 electric charging points, serving the development and capable of charging multiple vehicles simultaneously shall be submitted to and approved in writing by the Local Planning Authority'.</i></p> <p>REASON</p> <p><i>'To encourage sustainable travel and to comply with London Plan Policy 4A.3'.</i></p>	
96.	<p>610 UXBRIDGE ROAD, HAYES 13203/APP/2010/2108 (<i>Agenda Item 10</i>)</p> <p>Alterations to existing front and rear elevations</p> <p>A petition had been received in objection to the application but petitioners were not present at the meeting.</p> <p>The meeting was addressed by a representative of the applicant who stated that the shop had been closed for the past year and a half, and welcomed officer's recommendation for approval.</p> <p>In answer to a question about the floor plan which showed 9 units, the representative advised that the units were 9 separate units with sliding</p>	<p>Action by</p> <p>James Rodger, Matthew Duigan</p>

	<p>doors.</p> <p>A Ward Councillor addressed the meeting and raised no objections to the application as the proposal was for minor alterations.</p> <p>In response to concerns raised about intensification of use, the Legal Advisor advised that provided each of the units remained within A1 use class, the subdivision of the shop into separate units would not constitute a material change of use. No planning permission was required for the physical internal alterations. The Legal Advisor added that this application was for consent for operational development only and therefore issues relating to change of use were not material considerations.</p> <p>Officers added that a High Court case had concluded that only if a development was a sui generis use would it be considered to be intensification of use.</p> <p>In answer to concerns raised about waste storage and parking issues, officer's advised the current application was solely in respect of changes in the elevation.</p> <p>The recommendation for approval with changes in the Addendum sheet 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 changes in the Addendum sheet circulated at the meeting.</p>	
97.	<p>691 UXBRIDGE ROAD, HAYES 30353/APP/2010/1893 (<i>Agenda Item 11</i>)</p> <p>Change of use from Class A1 (Retail) to Class A3 for use as restaurant, involving installation of extract system to rear, and retention of forecourt enclosure comprising canopy timber fencing and decking (Part retrospective application)</p> <p>A petition had been received in support of the application however; petitioners were not present to address the meeting.</p> <p>In introducing the report, officers advised that fumes and odour system was now proposed and that the elevation drawings showed that side wallings were also proposed.</p> <p>A Member expressed concerns about the red side awnings (which were considered to be visually intrusive) and the inconsistency in the material already used on the development.</p> <p>Following discussion, the Committee asked officers to revise the reason for refusal do that it was robust enough to incorporate the detrimental effect the development had on the street scene.</p> <p>The Committee requested officers to provide the wording in consultation with the Chairman and the Labour Lead.</p>	<p>Action by</p> <p>James Rodger, Matthew Duigan</p>

	<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 following reason:</p> <p><i>‘The proposed enclosure of the forecourt area to the front of the premises, including the proposed canopy, timber decking and timber walls would represent a visually intrusive form of development, which by virtue of its design, size and position to the front of the existing building, and its close proximity to adjoining dwellings, would be detrimental to the appearance of the existing building and the character and appearance of the street scene generally. It would therefore be contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)’.</i></p>	
98.	<p>235 - 237 CHURCH ROAD, HAYES 42401/APP/2010/172 (Agenda Item 12)</p> <p>Two storey end-of-terrace building with habitable roofspace comprising 1 studio flat and 2 two- bedroom flats, with associated parking and amenity space, involving demolition of existing temporary steel and steel sheets structure</p> <p>A petition had been received in objection to the application however; petitioners were not present to address the meeting.</p> <p>The agent addressed the meeting and stated that a decision would be welcomed, as it had taken sixteen to seventeen months to work on the application.</p> <p>A member commented that the dummy door shown on the plans for the ground floor studio would need to be a real door for use as a means of fire escape.</p> <p>Officers advised that the issue of fire escape could not be considered by the Committee as this was an issue for Building Control. It was suggested that as the plans clearly showed a door, the Committee could attach an additional informative requiring the door to be applied as a means of escape.</p> <p>Concerns were raised about the possible disturbance and noise transmission to the first and second floor windows which appeared to be side facing.</p> <p>Officers advised that as there were other windows, an additional condition could be attached requiring the side facing windows to be closed.</p> <p>The recommendation for approval with an additional condition, informative and changes in the Addendum sheet was moved, seconded and on being put to the vote was agreed.</p>	<p>Action by</p> <p>James Rodger, Matthew Duigan</p>

	<p>Resolved – That the application be approved subject to the conditions and informatives in the officer’s report, changes in the Addendum sheet and the following additional condition and informative:</p> <p>Condition</p> <p><i>‘The windows in the southern elevation facing 233 Church Road at both the first and second floor level shall be permanently fixed shut for so long as the development remains in existence’.</i></p> <p>Reason</p> <p><i>‘To prevent disturbance to adjoining properties in accordance with policies BE19, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).’</i></p> <p>Informative</p> <p><i>‘You are advised that in relation to the ground floor studio flat, which features a dummy door in the front elevation, the Council would raise no objection to this door being used as a real door should this be required as a means of emergency escape’.</i></p>	
99.	<p>235 - 237 CHURCH ROAD, HAYES 42401/APP/2010/173 (Agenda Item 13)</p> <p>Demolition of existing temporary steel and steel sheets structure (Application for Conservation Area Consent)</p> <p>A petition had been received in objection to the application however; petitioners were not present to address the meeting.</p> <p>In addressing the Committee, the agent pointed out that the demolition of the structure had been done manually.</p> <p>The recommendation for approval with changes in the Addendum sheet 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 in the officer’s report and changes in the Addendum sheet circulated at the meeting.</p>	<p>Action by</p> <p>James Rodger, Matthew Duigan</p>
100.	<p>LEGION HOUSE, 854 - 864 UXBRIDGE ROAD, HAYES 1927/APP/2010/1238 (Agenda Item 14)</p> <p>Change of first floor use from Class B1 (office) to mixed use, comprising Class B1 and Class D1 for use as Business and Non-residential institution</p> <p>Members raised concerns about the application for a mixed use of B1 and D1 and the limited information provided in respect of their exact uses. The consensus of the Committee was that the application should</p>	<p>Action by</p> <p>James Rodger, Matthew Duigan</p>

	<p>be for the sole use of D1.</p> <p>Officers advised that the B1 use was ancillary for a very small office.</p> <p>The Legal Advisor advised that as officers had reported that the application was for both B1 and D1, the Committee must consider that application only. The Committee could not amend the application or determine to make a decision on just the D1 use if the application was for B1 and D1 use.</p> <p>A Member asked for an additional informative requesting the applicant to be mindful of the need to comply with regulations in respect of child care facilities to be attached.</p> <p>With regard to assessing whether the issue of parking would impact on the surrounding areas, it was requested that details should be provided on where users of the facility would be coming from.</p> <p>The recommendation to defer the application was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be deferred for the following reasons:</p> <ol style="list-style-type: none"> 1. That the description of the application included a proposal for B1 office use. The B1 use being ancillary to the D1 use 2. That a much greater level of detail be provided in relation to each and all of the activities and uses proposed, and from where users of the facility would be coming from. 	
101.	<p>LAND ADJACENT TO VAUXHALL GARAGE, YEADING LANE, HAYES 67033/APP/2010/2310 (<i>Agenda Item 15</i>)</p> <p>Installation of a 12.5m high telecommunications streetworks pole, associated ground based equipment cabinets and ancillary developments (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <p>A. That prior approval of siting and design is required. B. That detail of siting and designed be approved.</p>	<p>Action by</p> <p>James Rodger, Matthew Duigan</p>
102.	<p>THE ARENA, STOCKLEY PARK, STOCKLEY ROAD, WEST DRAYTON 37800/APP/2010/1669 (<i>Agenda Item 16</i>)</p>	<p>Action by</p>

	<p>Change of use from Class B1 (Office) to Class D1 (Non-residential institutions) for use as further education college and management training premises</p> <p>Members raised concerns about the applicant not clearly demonstrating where there was a shortfall in the curriculum delivery and about car parking issues, as it was considered that the area was not easily accessible by public transport.</p> <p>A member comment that this application was on Green Belt land and was seeking change of use for development that had already been given permission.</p> <p>The recommendation to defer the application was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be deferred for further details to be provided as follows:</p> <ol style="list-style-type: none"> 1. Specific details about the type of training and teaching that would be provided as part of the use and for evidence to be provided to show the demand the demand for the type of education training proposed. 2. Provide compelling reason why this use should be allowed in Green Belt by establishing that the proposal would be fulfilling an important educational function not provided elsewhere in the Borough. 3. Provide further information in relation to highways and parking impacts, in particular, a transport Statement setting out trip rates and details of current parking management (within Stockley Park) together with proposed parking management arrangements. 	<p>James Rodger, Matthew Duigan</p>
<p>103.</p>	<p>BRITISH AIRWAYS COMMUNITY LEARNING CENTRE, ACCOMMODATION LANE, HARMONDSWORTH 43410/APP/2010/2426 (Agenda Item 17)</p> <p>Variation of condition 1 (temporary consent) of planning permission ref: 43410/APP/2007/3886 dated 12/03/08 (Retention of Community Learning/Visitor Centre and toilet block for a temporary period of three years) to enable the permanent retention of the Community Learning Centre</p> <p>A Member asked whether the delay in the compulsory purchase order had been resolved, as the Community Learning Centre was attached to the BA Headquarters' building, and if so, whether this would be the permanent location for the centre.</p> <p>Officers responded that there had been delays in the Compulsory Purchase Order for a number of reasons over a 10 year period, that it was probable that the centre would highly likely be more visible if it was to be located elsewhere in the green belt.</p>	<p>Action by</p> <p>James Rodger, Matthew Duigan</p>

	<p>In answer to a question as to whether the nature of the building was permanent, officers advised that the building was stable enough and was not in need of repair. It was explained that the current site had not been designated for the building, and that it had been intended for the centre to have been provided for in the wider site.</p> <p>A Member suggested that if the centre was to be relocated elsewhere, the area should be restored back to parkland.</p> <p>The Legal Advisor commented that the Committee could not grant permission subject to a condition that was at odds with the planning application before the committee.</p> <p>The recommendation for approval with the revision of Condition 1 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 the revision of Condition 1 as follows:</p> <p><i>‘The building and hard surfaces shall be removed and the access to Accommodation Lane close within 6 months of the Community Learning and Visitor Centre use ceasing and the land shall be restored to Green Belt in accordance with a landscape scheme which has been submitted to and approved in writing by the Local Planning Authority’.</i></p>	
104.	<p>350 - 352 BATH ROAD, HARMONDSWORTH 1767/APP/2010/18 <i>(Agenda Item 18)</i></p> <p>Application for variation of condition 10 of planning permission ref: 1767/APP/2009/2494 dated 11/03/2010 to allow staff on the premises outside opening hours (Change of use to Class A3 (Restaurants and Cafes) with ancillary takeaway use (Class A5) with associated parking and the erection of a extraction flue (involving demolition of part existing single storey rear extension)</p> <p>This application was withdrawn by the applicant.</p>	Action by
105.	<p>86 ETON ROAD, HARLINGTON 53434/APP/2009/2759 <i>(Agenda Item 19)</i></p> <p>Erection of a single storey outbuilding to rear for use as a gym</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 changes in the Addendum sheet circulated at the meeting.</p>	Action by James Rodger, Matthew Duigan
106.	<p>LAND AT WESTERN END OF HEATHROW AIRPORT, HEATHROW AIRPORT, HOUNSLOW 47853/APP/2010/2338 <i>(Agenda Item 20)</i></p>	Action by

	<p>Erection of a single storey building for hold baggage screening to the south of Terminal 5 (Consultation under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That no objection be raised subject to the considerations set out in the officer’s report.</p>	James Rodger, Matthew Duigan
107.	<p>PREMIER LODGE, SHEPISTON LANE, HAYES 46138/APP/2010/1932 (Agenda Item 21)</p> <p>Installation of 10 ground level condenser units with associated timber fencing</p> <p>The recommendation for approval and changes in the Addendum sheet 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 changes in the Addendum sheet circulated at the meeting.</p>	Action by James Rodger, Matthew Duigan
108.	<p>REAR OF FOOTPATH ADJACENT TO UXBRIDGE CRICKET GROUND, PARK ROAD, UXBRIDGE 67031/APP/2010/2364 (Agenda Item 22)</p> <p>Installation of a 12.5m high telecommunications streetworks pole, associated ground based equipment cabinets and ancillary developments (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <p>A. That prior approval of siting and design is required. B. That detail of siting and designed be approved.</p>	Action by James Rodger, Matthew Duigan
109.	<p>UXBRIDGE COLLEGE, PARK ROAD, UXBRIDGE 1127/APP/2010/1922 (Agenda Item 23)</p> <p>Installation of a temporary marquee to existing building (Part retrospective application)</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>	Action by James Rodger, Matthew Duigan

110.	<p>LAND AT GRASS VERGE OPPOSITE REAR OF COMET WAREHOUSE, CYGNET WAY, HAYES 67034/APP/2010/2309 <i>(Agenda Item 24)</i></p> <p>Installation of a 15m high mobile telecommunications pole and ancillary equipment cabinet (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995) (as amended)</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <p>A. That prior approval of siting and design is required. B. That detail of siting and designed be approved.</p>	<p>Action by</p> <p>James Rodger, Matthew Duigan</p>
111.	<p>B&Q WAREHOUSE, GLENCOE ROAD, YEADING 56099/APP/2010/1411 <i>(Agenda Item 25)</i></p> <p>Creation of a temporary/seasonal display area for horticultural products to front (Retrospective application)</p> <p>This application was withdrawn by officers.</p>	<p>Action by</p> <p>James Rodger, Matthew Duigan</p>
112.	<p>B&Q WAREHOUSE, GLENCOE ROAD, YEADING 56099/APP/2010/1409 <i>(Agenda Item 26)</i></p> <p>Creation of a external storage area adjacent to Trade entrance (Retrospective application)</p> <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, Matthew Duigan</p>
113.	<p>ENFORCEMENT REPORT <i>(Agenda Item 27)</i></p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer’s report be agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in the report be released into the public domain, solely for the purpose of issuing the formal enforcement notice to the individual concerned. 	<p>Action by</p> <p>James Rodger, Matthew Duigan</p>
114.	<p>37 & 39 CLAYTON ROAD, HAYES <i>(Agenda Item 28)</i></p> <p>Change of use to from light commercial vehicle service centre, with ancillary sales showroom, offices and storage and alterations</p>	<p>Action by</p> <p>James Rodger,</p>

	<p>to existing elevations, involving demolition of an existing unit to provide vehicle parking and display area.</p> <p>Officers advised that the applicant’s existing site was currently subject to Compulsory Purchase Order as part of the Cross rail project and due to business constraint, there was a need for the applicant to establish a new business base within the Borough. It was noted that this was not an Industrial and Business area (IBA).</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 approval subject to the conditions and informatives set out in the officer’s report,</p>	<p>Matthew Duigan</p>
<p>The meeting, which commenced at 7.00 pm, closed at 10.15 pm.</p>		

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