

Minutes

Central & South Planning Committee

Monday, 24 January 2011

Meeting held at Committee Room 3 - Civic Centre,
High Street, Uxbridge UB8 1UW



	<p>Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Janet Duncan Peter Curling Dominic Gilham Brian Stead</p> <p>Apologies: Councillor Paul Buttivant</p> <p>Officers Present: Jales Toppel, Matt Duigan, Jason Traves, Manmohan Ranger, Sarah White and Gill Brice</p> <p>Also Present Councillor George Cooper</p>
163.	<p>Apologies for Absence</p> <p>Apologies had been received from Councillor Paul Buttivant with no substitute.</p>
164.	<p>Declarations of Interest in matters coming before this meeting</p> <p>Councillor Judith Cooper declared a personal interest in Item 5 & 6 RAF Uxbridge as a member of the T Lawrence society and remained in the room whilst the item was discussed.</p>
165.	<p>Matters that have been notified in advance or urgent</p> <p>There were no matters notified as urgent.</p>
166.	<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 marked Part 1 would be considered in public and all items marked in Part 2 would be considered in private</p>

167.	<p>RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE</p> <p>1. Outline application (all matters reserved, except for access) including demolition of some existing buildings:</p> <ul style="list-style-type: none"> a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys; b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys; c) Creation of a three-form entry primary school of 2 storeys; d) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds; e) Creation of a 1,200 seat theatre with ancillary café (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m; f) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing. <p>2. In addition to the above, full planning permission is sought for:</p> <ul style="list-style-type: none"> a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking; b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage; c) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3); d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking; e) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking. f) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed); g) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors; <p>585/APP/2009/2752</p>	<p>Action By</p> <p><i>Jales Tippell Matt Duigan Jason Traves</i></p>
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Officers introduced the report providing an overview of the application and the amendments that had been made since the application was deferred from the special meeting held on 1 December 2010. There had been further correspondence received from the Vine Lane Residents Association and North Uxbridge Residents Association and English Heritage.

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

- The amended plans are an improvement to those before the committee in December and I am now happier with the scheme.
- Positive action has been taken to stop the rat running through the site.
- Clarification was sought in regard to the access onto Hillingdon Road as residents have raised concerns that a no right turn across the dual carriageway could present serious problems.

The Chairman asked officers for clarification of the junction in Hillingdon Road raised by the Ward Councillor.

Officers advised that the junction would be signalised and modelling carried out with details to be provided, there was to be a dedicated right turn lane.

The Chairman thanked officers for the efforts made in the provision of a barrier at the Vine Lane access. This would alleviate the concerns raised previously about rat running across the site.

A member asked whether the windows in the building facing the carpenters building were habitable rooms as they were shown to be obscure glazed.

Officers advised that the obscure glazing was to hallways and secondary windows to the lounge. The main windows to these habitable rooms were clear glazed.

In answer to an issue raised as to the distance from this block to the carpenters building the committee was advised that it was 15.3 to 15.5 metres.

A member stated that as the courtyard was the main entrance to these dwellings and the distance to the nearest habitable windows, the window in the Carpenters building shown to be obscure glazed should be clear glazed. It was moved and seconded that the window in the side elevation of the carpenters building that was shown to be obscure glazed be clear glazed. This was agreed by the committee.

Officers were asked whether there would be emergency access given to the barrier access to enable access in or out of the site in an emergency situation.

	<p>Officers advised that it was not that type of barrier and access would be provided by way of a key fob. It was not currently known how many people would be given access to the barrier exit. Emergency access could be considered as part of condition 48 when details had been submitted.</p> <p>The committee agreed that condition 48 in relation to the barrier access should come back to the committee to be discharged. Condition 48 should also be amended to delete 'gate' and insert 'barrier' throughout the condition.</p> <p>A member asked how parking would be discouraged on the other side of the barriers, as this may encourage parking for parents dropping children at the school from those living outside of the site.</p> <p>Officers advised that the barrier was a long way from the school and would not encourage parking. It was suggested that an informative be added to advise that as part of the condition 48 additional signage would be required. The addition of the informative was agreed by the committee.</p> <p>A member raised concerns about the detail contained in condition 43 in regard to car parking management and asked for this condition to come back to committee for discharge. The committee agreed to condition 43 coming back to committee to be discharged.</p> <p>The Chairman made an observation in regards to an application for development on an adjoining site and asked that a footpath should be considered from this site through to Honeycroft Hill.</p> <p>A member asked about the comments made by TfL on page 97 of the report in relation to the parking being provided.</p> <p>Officers advised that the parking ratio was higher than TfL would like to see. Officers felt that the amount of parking being provided was correct as if reduced this may cause problems on roads adjoining the site.</p> <p>Members agreed with the officer's view in that the parking ratio provided as part of this application was correct for an outer London Borough.</p> <p>As part of the discussion on Item 6 for the Listed Building Consent (LBC) members asked whether the LBC was linked to the planning. Officers advised that there was no link between the applications. Members were concerned about there being no link and a 10 minute adjournment was agreed by the committee to enable officers to provide a way forward.</p>	
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	<p>Following the adjournment officers suggested that a condition be added as follows:-</p> <p>'Before any part of Phase 4 of the development had been completed the Listed Building Consent (Ref No. 585/APP/2009/2754) shall be completed to the satisfaction of the Local Planning Authority.</p> <p>The committee were also advised that during the adjournment the Chairman of the Motorists Forum had spoken to officers about two e-mails they had sent raising concerns about access to the site and parking provision. The concerns The Motorist Forum had raised had been previously considered by the committee.</p> <p>The recommendation with Condition 19 and 48 amended to exclude the lounge window from being obscure glazed, an additional condition and informative and conditions 43 & 48 coming back to committee for discharge was moved and seconded. On being put to the vote the recommendation was agreed.</p> <p>Resolved -</p> <ol style="list-style-type: none"> 1. That the application be referred to the Greater London Authority (under Article 5 of the Town and Country Planning (Mayor of London) Order 2008. 2. That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to any relevant amendments agreed by the Head of Planning and Enforcement and also those requested by the Greater London Authority and the following: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> (i) The provision of affordable housing equivalent to a minimum of 15% of the total number of habitable rooms comprised within the residential units on the site and for which 53% are to be of the social rent tenure (ii) The gifting of land to be used to accommodate a theatre 	
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	<p>(iii) The gifting of the land for a 3 Form Entry primary school and contribution of £8,608,900 to build the equivalent of a 2 Form Entry primary school</p> <p>(iv) The provision of a Primary Care Trust facility PCT facility to be let at a peppercorn rent and to a fit out to a detailed design to be agreed by the Council and the Hillingdon Primary Care Trust or a one-off contribution of £624,507.94 subject to the agreement of the Hillingdon PCT if an off-site facility is preferable to the PCT</p> <p>(v) An undertaking for provision of land and 'laying out' of the District Park plus management and maintenance of the Sustainable Urban Drainage System (SUDS) in a plan to be agreed with the Council and the Environment Agency (EA) and Thames Water (TW) plus a separate maintenance contribution of £285,000</p> <p>(vi) A financial contribution of £1,620,000 for the St Andrews roundabout pedestrian subway upgrade (For avoidance of any doubt, this is different and in addition to the highways related surface level works being requested in item 'xiii')</p> <p>(vii) A financial contribution of £500,000 towards a transport fund to cover the costs of implementing supplementary mitigation measures (both interim and permanent) to address unforeseen highway impacts that emerge during the course of the development (For avoidance of doubt, this is different and in addition to the undertaking in item 'xiii')</p> <p>(viii) A financial contribution of £45,000 towards the provision of a parking management scheme or schemes</p> <p>(ix) The provision of a 10 year Sustainable Travel Plan and an undertaking to implement initiatives not necessarily limited to and likely to include an Oyster-card programme to be agreed with the Council and TFL. A contribution of not less than £250 per dwelling shall be provided to implement these initiatives (totalling £335,000)</p> <p>(x) A financial contribution of £120,000 for bus stop upgrades or a lesser figure as identified in a bus stop audit to be undertaken at no cost to and for approval by the Council and TFL</p> <p>(xi) An undertaking to enter into a s278 agreement for pedestrian connectivity works as recommended in the Pedestrian Environment Review System (PERS) Audit and subject to a detailed design to be approved in writing by TFL and the Council.</p>	
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	<p>(xii) The provision of a car club on site for at least 6 car parking spaces and subject to a detailed design to be approved in writing by TFL and the Council</p> <p>(xiii) An undertaking to enter into a s278 agreement and to fund the cost of off-site highway works subject to a detailed design to be approved in writing by TFL and the Council prior to the commencement of development, not necessarily limited to and to include the following:</p> <p>a. Construction of a new signalised site access junction On Hillingdon Road (A4020) and closure and reinstatement of the existing access.</p> <p>b. Alterations and improvements to St Andrews Roundabout including surface level pedestrian crossings</p> <p>c. Alterations and improvements to the Park Road/Chippendale Way Roundabout</p> <p>d. Widening of Park Road between St Andrews and Chippendale roundabouts to provide 3 lanes each way including land dedication, alterations to street lighting and replacement of all highway trees affected by the widening</p> <p>e. Improvements to the signal junction at The Greenway/Hillingdon Hill and Kingston Lane/Hillingdon Hill including signal optimisation and linking these two sets of signals together with SCOOT or UTC and with the new site access signals. The detailed design to be agreed with TfL and the Council following remodelling using TRANSYT and VISSIM.</p> <p>f. Improvements to the Park Road/Honeycroft Hill signal junction, Hercies Road / Honey Hill Junction, Park Road/Harefield Road signal junction and the Swakeleys Roundabout. The detailed design and further modelling to be agreed with TfL and the Council.</p> <p>g. Prior to commencement of the development the following 5 junctions are to be assessed and to deliver any mitigation works which are deemed necessary, being:</p> <p>i. Chippendale Way/Montague Road signal junction</p> <p>ii. Chippendale Way/ Sainsbury Site Access Roundabout</p> <p>iii. Chippendale Way/Belmont Road Roundabout</p> <p>iv. Swakeleys Roundabout in conjunction with the Park Road/Harefield Road signal junction.</p> <p>h. Provision of CCTV to supplement the proposed Urban Traffic Control (UTC) works funded and implemented by TFL at the major Mahjacks and Cedars roundabouts, all subject to TFL and Council approval.</p>	
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i. Provide 'yellow boxes' on the carriageway at Honeycroft Hill/Hercies Road for right turners out of Honey Hill and at Belmont Road/Park Road roundabout for right turners out of Belmont Road.

(xiv) The provision of CCTV equipment as well as a financial contribution of £200,000 towards its maintenance and control room monitoring. Details of the CCTV equipment and locations are to be agreed in writing by the Council and Metropolitan Police Crime Prevention Officer. They shall include public areas of the application site (Not limited to and including the town centre square, neighbourhood square, St Andrews Roundabout, and the District Park, in particular its bridge crossing points) as well as consideration of locations outside the application site

(xv) The gifting of the listed cinema as well as a financial contribution of £750,000 for improvement or completion of the improvements works to the specified value, with a detailed design to be agreed with the Council and English Heritage

(xvi) A financial contribution of £100,000 towards library facilities

(xvii) The provision of satisfactory training and employment opportunities as part of the construction on site to be agreed with the Council

(xviii) The provision of hotel and leisure employment opportunities on site associated with the hotel on site to be agreed with the Council

(xix) An undertaking to provide a heat distribution network on site with the final detailed design to be agreed with the Council and the GLA

(xx) An undertaking to establish and maintain a management company with responsibilities to be agreed with the Council as set out but not necessarily limited to those referred to in the Outline Estate Management Strategy including a parking management plan

(xxi) An undertaking to protect any trees to be retained as part of the application to ensure that the felling of trees and woodlands will not be allowed without the prior approval in writing of the Council

(xxii) An undertaking to prepare applications for the discharge of conditions including reserved matters in accordance with the provisions of the supporting documents for the outline permission and in particular the Design Code

- (xxiii) An undertaking to prepare and implement an Ecological Mitigation, Enhancement and Management Plan for the site**
- (xxiv) An undertaking to prepare and implement a management plan for Hillingdon House**
- (xxv) An undertaking to prepare and implement a wayfinding and signage strategy linking measures within the application site with external routes to bus stops, the town centre and station and Brunel University**
- (xxvi) A financial contribution of £148,000 for the Council to monitor the s106 and the viability reviews at each phase of the development**
- (xxvii) An undertaking from the Developer to commit to a financial review mechanism in the legal agreement which will enable deferred contribution payments to be paid and affordable housing units to be provided if the justification (which relates to the current economic climate) for discounting the standard provision of obligations no longer applies.**

The financial review mechanism will require (as a minimum) the following;

- a. To submit to the Council, at triggers to be agreed by both parties, up-to-date economic viability assessments to enable viability reviews over the course of the development.**
- b. Together with the economic viability assessment, the developer will submit a detailed supporting report evidencing the developer's financial positions and justification for the conclusion in each viability assessment.**
- c. At each submission, to provide to the local planning authority and/or an independent financial consultant any additional information or clarification as and when required at no cost to the Council.**
- d. At each submission, the Council will confirm an agreed form of viability assessment, including any deferred contributions to be paid and/or deferred affordable housing units to be built out and the timescales for doing so.**
- e. The economic viability assessments, supporting report and any other accompanying documentation will be compiled and submitted at no cost to the Council.**
- f. The Developer will undertake to pay the costs of the local planning authority's independent financial consultant and any subsidiary assistance required to enable the consultant to properly consider the assessment and reports submitted during the course of the development.**

	<p>(xxviii) Due to the discounted nature of this scheme, an undertaking from the Developer that, if for whatever reason, it becomes apparent that a contribution is no longer required for a particular purpose, the Local Planning Authority will have the option to allocate the monies to another purpose that will also mitigate the impacts of this development.</p> <p>b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.</p> <p>c) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.</p> <p>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 12 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning and Enforcement, then the application may be referred back to the Committee for determination.</p> <p>e) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement 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.</p> <p>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 subject to any changes negotiated by the Head of Planning and Enforcement prior to issuing the decision. Condition 43 & 48 to go back to committee to be discharged. Condition 19 amended and additional condition and informative as follows:-</p> <p>Condition 19 was amended (amended wording in italics) to read as follows:-</p> <p>The following windows shall be permanently glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence:</p> <ul style="list-style-type: none"> • Second floor, northern elevation window in Town House 01D shown in plan 3300-21-610 Rev D; • The upper (3rd floor) level southern elevation window in Town House 02D shown in plan 3300-21-611 Rev D; 	
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	<ul style="list-style-type: none"> • The upper (3rd floor) level northern elevation window in Town House 02A shown in plan 3300-21-611 Rev D; • The first floor windows in the eastern elevation of the town houses shown in plan 3300-21-712 Rev C (Town Houses 03); • The two first floor eastern elevation windows in Flat Block 01 shown in plan 3300-21-614 Rev F; • The first and second floor windows in the southern elevation of western most duplex in Flat Block 02 shown in plan 3300-21 615 Rev F; • The first floor window in the southern elevation of eastern most duplex in Flat Block 02 shown in plan 3300-21 615 Rev F; • All western elevation windows, <i>with the exception of the living room/lounge room window</i>, in the Carpenters Building shown in plan 3300-21-602 Rev C • The ground floor windows in the northern elevation of the Sick Quarters (townhouse D) shown in plan 3300-24-401 Rev C; • The first and second storey windows in the eastern elevation of the central protruding element of the Barrack Block (shown as being obscured glazed in plan 3300-25-401 Rev C); <p>Reason To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)</p> <p>Condition 48 was amended to delete 'gate' and insert 'barrier' throughout the condition.</p> <p>Additional Condition</p> <p>Before any part of phase 4 of the development is completed, the Works under the application for Listed Building Consent Ref: 585/APP/2009/2754) shall be completed to the satisfaction of the Local Planning Authority.</p> <p>Reason To ensure restoration works are undertaken in order to safeguard the special architectural and historic interest of the building in accordance with Policies BE8, BE9 and BE10 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)</p> <p>Additional Informative</p> <p>You are advised that in discharging condition 48 the Council will expect that the submitted details will include the provision of additional signage which makes it clear to drivers that there is a barrier across the road, and as such there is no through route or vehicular access to the school. The design and wording of the signage should seek to prevent vehicles from driving up to the barrier and having to do a u-turn.</p>	
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<p>168.</p>	<p>RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE</p> <p>Alterations to Hillingdon House and demolition of modern single storey wing, portacabins and other buildings within the curtilage of the house. Alterations to the 'Carpenters' Building, and alterations and repairs to curtilage walls (Application for Listed Building Consent)</p> <p>585/APP/2009/2754</p> <p>A member raised concerns about the plan on Page 62 of the A3 plans pack that showed the existing flue to be demolished and subject to review of the restaurant requirements. The plan also showed a structure in front of the windows in the Listed Building can clarification be given on these two pints.</p> <p>Officers advised that the flue was to be demolished and that a replacement flue would be required to be located appropriately.</p> <p>Members suggested that an additional condition was required to ensure that the flue was demolished.</p> <p>Officers suggested that a condition be added to require the removal of the existing flue and that an informative added to advise that a separate permission would be required for the flue as set out in Condition 11.</p> <p>In answer to the issue raised in relation to the structure obscuring the windows officers advised the committee that condition 10 had been amended on the addendum sheet to require details of the service floor area to be submitted.</p> <p>A concern was raised in regard to condition 1 the time limit for the development to begin within 5 years and asked whether this could be changed to 3 years to ensure an earlier start.</p> <p>Officers advised that there was legislation that governed the time period for a development to begin. The developers had asked for a 10 year time limit but officer did not feel this was appropriate in order to protect the important buildings on site. A compromise was reached and a 5 year time limit was agreed.</p> <p>The committee asked whether there was justification for reducing the time limit for this permission to 3 years.</p> <p>The Legal Adviser suggested that as members felt that the listed building could deteriorate in 5 years, condition 7& 8 could be strengthened.</p>	<p>Action By: <i>Jales Tippell</i> <i>Matt Duigan</i> <i>Jason Traves</i></p>
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	<p>In answer to a question as to whether the Listed Building application was linked to the planning application, officers advised the committee that the two applications were not currently linked.</p> <p>Members raised concerns about the two applications not being linked and asked for a 10 minute adjournment to enable officer's to provide the committee with a way forward on this issue.</p> <p>The committee adjourned at 8.40 p.m. and re-convened at 8.50 p.m.</p> <p>Officers advised that an additional condition should be added to Item 5 (this condition was included in Minute 168) on the agenda and condition 7 on the Listed Building application to be amended as follows:-</p> <p>'Measures to protect the buildings form the weather, vandalism and accidental damage shall be agreed with the Local Planning Authority prior to the start <i>of any works under this application (Ref. 585/APP/209/2754) and the planning application (Ref. 585/APP/2009/2752)</i> on site and these shall be retained during the construction phase of the development.'</p> <p>The recommendation with condition 7 and 16 amended and an additional condition and in informative added was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved:</p> <p>That delegated authority was given to the Head of Planning and Enforcement to approve the application subject to no Direction from English Heritage and the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting and an condition 7 as amended and an additional condition and informative as follows</p> <p>Amended Condition 7</p> <p>Measures to protect the buildings form the weather, vandalism and accidental damage shall be agreed with the Local Planning Authority prior to the start of <i>any works under this application Listed Building Consent (Ref. 585/APP/209/2754) and the associated planning application (Ref. 585/APP/2009/2752)</i> on site and these shall be retained during the construction phase of the development.</p> <p>Reason To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)</p>	
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	<p>Amend Condition 16 as follows:-</p> <p>Before any part of phase 4 of the development is completed, the works hereby approved shall be completed to the satisfaction of the Local Planning Authority.</p> <p>Reason To ensure restoration works are undertaken in order to safeguard the special architectural and historic interest of the building in accordance with Policies BE8, BE9, and BE10, of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>Additional Condition Notwithstanding information contained on drawings Nos. 3300-22-302 Rev A, 3300-22-305 Rev B and 3300-22-306 Rev B the existing 18.5m high flu shall be removed without any avoidable damage to Hillingdon House and its curtilage before any development of Hillingdon House hereby approved commences.</p> <p>REASON: To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>Additional Informative You are advised that any replacement flue will require planning permission. Please refer to condition 11 of the Listed Building Consent which requires the submission of details before commencement of any works to construct a flue.</p>	
	<p>The meeting, which commenced 7.00pm, closed at 9.05 pm.</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.