



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee	
Date:	21 October 2014	Time: 7:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 5 Page: 1	Location: Former Arla Food Depot, Victoria Road, Ruislip
Amendments/Additional Information:	Officer Comments:
Amend condition 7 as follows: <ul style="list-style-type: none"> • amend 2.a to say 'Covered and Secure Cycle Parking (including 150 spaces for the residential component, and 104 spaces for the commercial components (84 located for public use and 20 are for staff use)) • delete 3.b. • amend 2.5 to say External Lighting, including lighting of all pedestrians links and accesses. 	To provide additional clarity on requirements and remove unnecessary requirements.
Delete condition 19.	Not required.
Amend Condition 28 to read as follows: No flues, air conditioning or other air extraction system shall be used on any individual commercial premises hereby approved until a scheme for the control of noise and odour emanating from the flues, air conditioning or other air extraction system for that premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.	For clarity.
Amend Condition 32 to add 'residential phase of the' between 'No' and 'development'.	For clarity, as the development is phased.
Amend Condition 34 to add 'residential phase of the' between 'No' and 'development'.	For clarity, as the development is phased.
Add standard informative I15 - relating to food hygiene	For the applicants information.
Add additional informative: 'In preparing details in relation to and seeking approval of details in compliance with condition 7 you are advised to ensure that the scheme addresses the following points	For the applicants information.

<p>raised by the Council's Trees and Landscape Officer:</p> <p>There is a line of semi-mature Lombardy Poplars at the proposed main entrance to the site. The trees are due to be removed and replaced to facilitate. The replacement trees should be large, well-planted / maintained and create a significant new landscape feature. This should be echoed in the next set of new trees shown on the plan (situated about 100m south-west of the entrance). This matter can be dealt with by condition.</p> <p>Four new trees have been shown within the main / outside car parking area of the proposed commercial centre. Given only four trees have been proposed, they should be large-growing trees (such as London Plane) and well-planted to allow them to thrive. This matter can be dealt with by condition.</p> <p>Rear garden trees have been proposed and this will have a positive and screening effect for new residents. Further details should be provided of the species / size and numbers of trees etc. This matter can be dealt with by condition.</p> <p>Very narrow strips of planting / grass have been shown to the front of much of the proposed blocks. Details should be provided to show how these spaces will be made 'defend-able'.</p>	
<p>Amend Head of Terms 9 to read as follows: 9. Construction Training: A contribution (or in-kind scheme delivered) is required to address training during the construction phase of the development. If the obligation is to be delivered as a financial contribution then the amount is to be based on the following formula: Training costs equal to £2,500 for every £1m build cost + coordinator costs of £9,600 per phase = total contribution.</p>	<p>For clarity based on updated formula.</p>
<p>An additional letter of objection has been received from Sainsbury's.</p> <p>They state that the Sainsbury's store is located at the heart of South Ruislip Local Centre and is its principal anchor. The fact that significant and much needed investment in the centre via the Sainsbury's proposal will not proceed as a result of a proposal not located in the centre is fundamentally at odds with the objectives of the NPPF. In addition, the identified impact of the Asda proposal on the sales turnover of South Ruislip Local Centre as a whole (in the scenario that the Sainsbury's store redevelopment does not take place) amounts to -18.1%. The combined effect of these factors on South Ruislip as an allocated town centre benefiting from full policy protection is a significant adverse impact on the existing and future vitality and viability of the centre.</p>	<p>The application has been assessed in terms of the regeneration benefits that it would bring about, including the additional housing and the bringing of a derelict site back into use. It is considered that such benefits would outweigh the compromise of committed development within the town centre.</p>

<p>Sainsbury's position is that if the planning application at the former Arla Foods site is now granted by the London Borough of Hillingdon, then it will not proceed with the redevelopment of their current store.</p>	
<p>Delete wording "around which the proposed 4 unit shops will be located" at the top of page 29.</p>	<p>These shop units are not proposed as part of this application.</p>
<p>In section 7.09, reference is made to the previous application being refused for noise and disturbance and outlook reasons. These reasons for refusal were recommended for the previous scheme, but were overcome and removed prior to a final decision being made.</p>	<p>For clarity.</p>
<p>A petition in support of the application was received on 20-10-2004. The petition notes local businesses support the scheme.</p>	<p>For clarity</p>
<p>A petition against the application was received on 20-10-2004.</p> <p>The petition raises specific concern over the impact of the proposal on Sainbury's (South Ruislip) expansion proposals and on the town centre.</p>	<p>This matter has been examined in detail in the body of the Committee report.</p> <p>The concerns raised in relation to retail impact have been considered by an independent, appropriately qualified, third party, financial consultant, who has advised that the proposed development would not cause unacceptable impacts.</p>
<p>The submitted plans demonstrate the following car parking provisions:</p> <p>Residential Component Car Parking 144 Total Spaces of which: 29 are active electric charging spaces; 14 are disabled spaces; and 18 are visitor spaces</p> <p>Cycle parking 150 spaces</p> <p>All car and cycle parking spaces are clearly shown on the plans to be approved.</p> <p>Commercial Component Car Parking 506 total spaces of which: 51 are active electric charging spaces; 51 spaces are passive electric charging spaces for future provision; 25 are disabled spaces; and 26 are parent and child spaces.</p> <p>Cycle Parking 104 spaces of which; 84 are located for public use; and 20 are secured for staff.</p> <p>The allocation of specialist parking spaces are not fully</p>	<p>To provide further clarity.</p>

<p>compliant with the London Plan or the Council's adopted accessibility SPD. Accordingly, condition 20 of the recommendation would secure amended parking allocations in full accordance with all necessary requirements.</p> <p>All cycle parking spaces are shown on the plans, with the majority of residential spaces being internal to residential blocks. However, the final specification of public parking spaces or detailed design of the small number of external cycle stores is not provided and accordingly, these matters are covered by condition 7.</p>	
<p>Given the scale, nature and impacts of the scheme a contribution of £50k is necessary. This has been negotiated and agreed with the applicant.</p>	<p>For clarity and accuracy.</p>
<p>Amend page 45 (HS2 comments) No. 3, by adding the words:</p> <p>'shall be carried out at any time when a tunnel boring machine used for the purposes of boring tunnels for the HS2 Ltd railway is within 100 metres of the land on which the development hereby permitted is situated.' after the word 'permitted'.</p>	<p>For clarity</p>
<p>The applicant has requested that the conditions requested by HS2 be imposed to prevent any delay of the scheme when referred to the Secretary of State. The relevant conditions have been referred to the Council's legal department who have advised that the conditions do not meet the tests set out in the relevant Government Circular.</p>	<p>For clarity</p>