

**Minutes****Central & South Planning Committee**

Tuesday, 13 July 2010

**Meeting held at Committee Room 5 - Civic Centre,  
High Street, Uxbridge UB8 1UW****Published on:****Come into effect on: Immediately**

	<p><b>Members Present:</b> Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Mike Bull Paul Buttivant Brian Stead Janet Duncan</p> <p><b>Also Present :</b> Councillors Domininc Gilham Richard Mills</p> <p><b>Apologies:</b> Peter Curling</p> <p><b>Officers Present:</b> Nigel Bryce Matthew Duigan Manmohan Ranger Rory Stracey Gill Brice</p>
1.	<p><b>Apologies for Absence</b></p> <p>Apologies had been received from Councillor Peter Curling.</p>
2.	<p><b>Declarations of Interest in matters coming before this meeting</b></p> <p>There were no declarations notified.</p>
3.	<p><b>Matters that have been notified in advance or urgent</b></p> <p>The Chairman agreed to take as urgent Item 10 – Land at Oakdene, Packet Boat Lane, Cowley. As the application related to a Telecommunication Application that expires on the 17th July 2010, which was before the 20th July Committee. Any operator would obtain a deemed approval and be able to carry out the works if the Council failed to determine the application within 56 days (in this case the expiry is 17 July 2010), and as such reflects the need for urgency for this application.</p>

<p>4.</p>	<p><b>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</b></p> <p>It was confirmed that items marked Part 1 were considered in Public and items marked Part 2 were considered in Private.</p>	
<p>5.</p>	<p><b>HAYES SOCIAL &amp; SPORTS CLUB, 143 CHURCH ROAD, HAYES</b></p> <p>In introducing the report officers advised members that they were adding a condition to ensure that a defensible space was provided for the ground floor flats. Members were informed that this would reduce the overall amount of communal amenity space provided. The application site was within a short walking distance of Public Open Space and Bara Hall Park.</p> <p>In answer to an issue raised in relation to privacy screens officers advised that there was a number of solutions that could be used and suggested a condition to ask for details to be submitted. This would then give the applicant flexibility on the measures used.</p> <p>A member suggested that the internal layout of the terraced properties should be amended to enable access through to the rear of the properties. This would enable access for maintenance purposes. The addition of the condition was agreed by the committee plus an informative to provide the applicant with details.</p> <p>There were further concerns raised in relation to access to the private amenity space for the wheelchair accessible unit.</p> <p>Officers informed the committee that the wheelchair accessible unit had level access to the private amenity space and if members concerns were around design this would be able to be addressed through a condition.</p> <p>It was asked whether it would be feasible for the entrance to the site to be gated, this would ensure the site was secure and reduce any future anti social behaviour.</p> <p>Officers raised reservations about the suggestion of a gated entrance as access would be required for residents of the adjoining Chartwell Court and they had not been consulted on this.</p> <p>The Legal Adviser raised concerns that the garages for Chartwell Court were owned privately by individuals and they had right of way over the access road. There may be practical problems with what was being suggested.</p>	<p><b>Action By:</b></p> <p><b>Nigel Bryce</b> <b>Matthew Duigan</b></p>

A member stated that there were privacy concerns in relation to overlooking from windows on the third floor and from amenity space on the second and third floors. This needed to be addressed by adding a condition.

A member felt that as there had been a number of concerns raised the application should be deferred to enable the applicant to provide amended plans to address the concerns raised.

Officers stated that all the concerns raised by members could be dealt with by conditions with details to be submitted. If members were minded to defer the application the reduction of the communal amenity area could not be altered.

During the consideration of this item a 10 minute adjournment was agreed. 21.25 to 2135 p.m.

Officers advised the committee that if they were minded to defer the application a steer should be given on the concerns. This would enable the applicant to provide all information and the application would then be brought back to the next meeting with all the concerns addressed.

The recommendation for deferment was moved, seconded and on being put to the vote was agreed.

**Resolved – That the application be deferred to enable further details to be provided on the following:-**

- 1. Explore the possibility of erecting security gates the entrance to the site.**
- 2. Wheelchair accessibility to private amenity space for Flat 1 to be clarified.**
- 3. A defensible space in front of the ground floor flats to avoid overlooking from communal amenity space be provided.**
- 4. Plans showing gates to the side amenity space.**
- 5. Amended plans show the internal layout changed for the maisonettes to afford access to the rear.**
- 6. Privacy screening to be provided to bedrooms on second and third floors to prevent overlooking.**
- 7. Obscure glazing to a window on the flank wall of the flats to prevent overlooking.**
- 8. Privacy concerns to be addressed for the top floor flats to prevent overlooking from the amenity space.**

<p>6.</p>	<p><b>STOCKLEY PARK PHASE 3, IRON BRIDGE ROAD, WEST DRAYTON</b></p> <p>A member raised concerns about whether condition 49 sufficiently protected the public right of access to the site.</p> <p>Officers advised that public access was protected there may be security issues that would need to be addressed by the occupiers of the proposed building. This would need to be addressed by the occupiers themselves. Public access along the canal would be protected as this is owned by British Waterways.</p> <p>The Legal Adviser informed members that it would be possible to strengthen Condition 49 to ensure that the public right of way was maintained and retained.</p> <p>It was suggested that officers strengthen condition 49 and agree the wording with the Chairman and Labour Lead.</p> <p>It was suggested and agreed that condition 3(i) should be amended to ensure details of any gates and security access was provided. This was agreed by the committee.</p> <p>A member asked why a plan had not been submitted showing the areas where public access was to be allowed. This would have alleviated the concerns that members had as the condition currently stands the applicant could comply by providing a narrow fenced footpath, which would raise safety issues for people using it.</p> <p>Officers advised the committee that the current proposal would deliver the same outcomes as that for the permission granted in 2000. There was clear public access from Horton Road to the Canal and this could be secured through condition 49.</p> <p>The Chairman suggested that details of condition 49 come back to committee to ensure that members were happy with the public access being provided. This was agreed by the committee.</p> <p>Concerns were raised in relation to the height and floorspace being proposed for the Hotel, as this would be much higher than any other buildings in the area this would raise concerns for the Green Belt.</p> <p>Officers advised that the Data Centre that had already been approved was the same height as the proposed Hotel. Condition 13 provided a maximum AOD for the height of the proposed buildings and could not go above this. As this application was outline, the details application would come before the planning committee for a decision.</p>	<p><b>Action By:</b></p> <p><b>Nigel Bryce</b> <b>Matthew Duigan</b></p>
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Members raised concerns about the wording contained in condition 14 in relation to access, should be amended to add 'external' after 'all' and to delete 'where feasible'.

Officers raised concerns about deleting the words 'where feasible' from the condition as the wording had been provided by the access officer.

The change to the wording of condition to add 'external after 'all' and delete the words' where feasible' was agreed by the committee.

The recommendation with the amendments agreed by the committee was moved, seconded and on being put to the vote was agreed.

**Resolved –**

- 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) and the Government Office For London**
- 2. That subject to the Secretary of State not calling in the application and 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 Director of Planning and Community Services to grant planning permission, subject to any relevant amendments requested by the Government Office for London or the Greater London Authority and the following:**
  - 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**
- 1. LANDSCAPING WORKS /PUBLIC REALM IMPROVEMENTS**
  - 1.1 Landscaping of land formerly known as Land Parcel A, now known as Land Parcels 2-5;**
  - 1.2 Landscaping of land formerly known as Land Parcel B, now known as Land Parcels 1c, 1 d and 9. The freehold of this land is to be transferred to LBH once the works are complete;**

	<p><b>1.3 Landscaping of land at Packet Boat Lane and a contribution towards maintenance of the site to ensure public access is maintained. The freehold of this land is to be transferred to LBH once the works are complete;</b></p> <p><b>1.4 Undertake works or provide a contribution to a value not less than £150,000 for the provision of public realm /public art within the application site.</b></p> <p><b>1.5 A contribution of £207,000 towards enhancements and maintenance of areas of publicly accessible open space in the vicinity of the application site.</b></p> <p><b>2. TRAINING</b></p> <p><b>2.1 Construction and Employment Training: A contribution towards construction training , as well as contribution towards cost of a construction training coordinator, and also an employment training contribution. Total sum required being £372,418;</b></p> <p><b>2.2 Hotel and Leisure Training: a contribution of £30,000;</b></p> <p><b>2.3 Local Education Initiatives: a contribution of £50,000 to be shared between Brunel University and Uxbridge College.</b></p> <p><b>3. CANAL AND CANAL SIDE WORKS</b></p> <p><b>3.1 The provision of two 24hour canal side moorings;</b></p> <p><b>3.2 A contribution of £200,000 towards improvements along the canal towpath adjoining the Phase 3 site;</b></p> <p><b>3.3) A contribution towards maintenance of the tow path;</b></p> <p><b>3.4) A contribution in the sum of £15,000 towards British waterways Water space strategy and its implementation;</b></p> <p><b>3.5) Carry out work or make financial contribution towards works along tow path as required by TfL (value not to exceed £1,200).</b></p> <p><b>4 AIR QUALITY</b></p> <p><b>4.1) A contribution in the sum of £25,000 for the air quality monitoring and management.</b></p> <p><b>5. PUBLIC TRANSPORT</b></p> <p><b>5.1 A contribution of £320,000 towards improvements in public transport and for upgrading of bus stops.</b></p> <p><b>5.2 £500,000 to fund studies and works to improve traffic flows and public transport, off site highways improvements and traffic calming measures.</b></p>	
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	<p><b>6. OFF SITE HIGHWAYS WORKS</b></p> <p><b>6.1</b> Creation of the new site access (priority junction, north end of site);</p> <p><b>6.2</b> Creation of new proposed roundabout (northwest of site on Horton Road);</p> <p><b>6.3</b> Provision of a pedestrian crossing from the site to near by bus stops;</p> <p><b>6.4</b> Upgrading the uncontrolled pedestrian crossing facilities at the existing Horton Road/Ironbridge roundabout;</p> <p><b>7. HORTON ROAD INTERCHANGE (STOCKLEY RD/HORTON RD/BENNETSFIELD RD)</b></p> <p><b>7.1</b> Undertake a study (to be submitted to and approved by the Council) which examines of the need for pedestrian crossings cross each approach road leading into/from the roundabout. Carry out any works identified in the study as being necessary.</p> <p><b>7.2</b> Undertake a study (to be submitted to and approved by the Council) of the Horton Road interchange which examines the need for capacity enhancements (including the need for traffic signals) made necessary by the development. Carry out any works identified in the study as being necessary.</p> <p><b>8. 10 YEAR TRAVEL PLAN TO TFL GUIDELINES.</b></p> <p>Measures to include linking the scheme to the Heathrow Hotels Hoppa bus service or an equivalent bus service from the hotel to the airport terminals.</p> <p><b>9. PROJECT MANAGEMENT AND MONITORING FEE</b></p> <p><b>9.1</b> A contribution equal to 5% of the total cash contributions secured under the scheme to enable the management and monitoring of the resulting agreement.</p> <p><b>b)</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.</p> <p><b>c)</b> That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.</p>	
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	<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 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.</p> <p>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.</p> <p>f) That if the application is approved, the conditions and informatives set out in the officers report, addendum sheet and added by the committee be attached. The details required as part of condition 49 to go to committee for approval.</p> <p><b>Amend Condition 3 (i) to include details to be submitted for any gates or security access</b></p> <p><b>Amend condition 14 to insert 'external' after 'all' and delete 'where feasible' from the condition.</b></p> <p><b>Amend condition 49 to ensure that public access is retained and maintained.</b></p>	
7.	<p><b>32 MARKET SQUARE, UXBRIDGE</b></p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report and addendum sheet circulated at the meeting.</b></p>	<p><b>Action By:</b></p> <p><b>Nigel Bryce Matthew Duigan</b></p>
8.	<p><b>ENFORCEMENT REPORT</b></p> <p>1. That enforcement action as recommended in the officer’s report be agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report be released into the public domain, solely for the purpose of issuing the formal enforcement notice to the individual concerned.</p>	<p><b>Action By:</b></p> <p><b>Nigel Bryce Matthew Duigan</b></p>



9.	<p><b>ENFORCEMENT REPORT</b></p> <ol style="list-style-type: none"> <li>1. That enforcement action as recommended in the officer's report be agreed.</li> <li>2. That the Committee resolved to release their decision and the reasons for it outlined in this report be released into the public domain, solely for the purpose of issuing the formal enforcement notice to the individual concerned.</li> </ol>	<p><b>Action By:</b></p> <p><b>Nigel Bryce Matthew Duigan</b></p>
10.	<p><b>LAND AT OAKDENE, PACKET BOAT LANE, COWLEY</b></p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</b></p>	<p><b>Action By:</b></p> <p><b>Nigel Bryce Matthew Duigan</b></p>
	<p>The meeting, which commenced at <b>Error! Unknown document property name.</b>, closed at Time Not Specified.</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..

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