

Minutes**CENTRAL & SOUTH PLANNING COMMITTEE**

6 January 2011

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) Paul Buttivant Peter Curling Janet Duncan Dominic Gilham Brian Stead</p> <p>LBH Officers Present: James Rodger, Matt Duigan, Manmohan Ranger, Sarah White and Gill Brice</p>	
147.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Peter Curling there was no substitute.</p>	
148.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interests notified.</p>	
149.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (TO FOLLOW) (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 1 and 16 December 2010 were agreed as a correct record and signed by the Chairman.</p>	
150.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no items notified as urgent.</p>	
151.	<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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items marked Part 1 would be heard in public and all items marked Part 2 would be heard in private.</p>	

152.	CRANFORD PARK PRIMARY SCHOOL, PHELPS WAY, HAYES - 11211/APP/2010/2245 <i>(Agenda Item 6)</i>	
	<p>Alterations and additions to existing school to create a single storey extension to existing hall, demolition of an existing temporary building (at south east end of the school) and replacement with a two storey extension accommodating 8 class rooms, play space, group rooms, new lift, stairs, toilets and storage and circulation space (total additional floor space 972sqm).</p> <p>11211/APP/2010/2245</p> <p>A member stated that on the plans the new block was sited close to the existing building, would there be any loss of light to the existing building as a result of this extension being built.</p> <p>Officers advised that the design had been changed to achieve light to the existing hall. Light levels had been checked and would meet the required standards.</p> <p>A member asked for an informative to be added to underpin the Green Travel Plan condition. This was a low PTAL area and as a result of the extension the catchment area would increase. It was suggested that the informative should include suggestions for the Travel Plan e.g. walking bus and a drop and go system. The addition of the informative was agreed by the committee.</p> <p>Concerns were raised in relation to the effectiveness of the Travel Plans and how it would be monitored.</p> <p>Officers advised that travel plans are monitored and information was provided by the school to ensure that they are meeting the required targets.</p> <p>The Legal Adviser advised that as members had specific concerns about the Green Travel plan and the requirements required to be put in place, an informative could be added to ensure that monitoring was highlighted.</p> <p>The committee agreed to the additional informative being added as suggested.</p> <p>A member suggested that condition 18 should be amended to ensure that no antennas were erected on any part of the school building without permission. It was suggested that condition 18 be amended by deleting 'atop' and inserting 'on'. This amendment was agreed by the committee.</p> <p>Members asked for a condition to be added to ensure that if any external lighting was to be considered this could be controlled to ensure that it did not affect surrounding properties. An additional condition was agreed by the committee.</p>	

Officers advised members that a correction needed to be made to add the word 'Bank' between the words 'on' and 'public' in the hours limiting condition on page 2 of the addendum sheet circulated at the meeting . The recommendation for approval with the amendments made by the committee was moved, seconded and on being put to the vote was agreed.

Resolved –

- 1. That the application be approved subject to the conditions and informatives set out in the officer's report and addendum circulated at the meeting and an additional informative as follows:**

Informative

You are advised that in discharging the travel plan condition the council will expect the following initiatives to be investigated and implemented if appropriate:

- Walking bus**
- Drop and go**

- 2. That subject to no further objections being received from local residents before 05/01/2011 which raise any new material planning issues not covered in the report, delegated powers be given to the Head of Planning and Enforcement to grant planning permission subject to the following conditions, and any additional conditions and/or informatives which may be required.**

Add the word 'Bank' between the words 'on' and 'public' in the hours limiting condition at page 2 of the of the addendum.

Amend condition 18 by replacing the word 'atop' with the word 'on'

Additional Condition

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and in the interests of highway safety.

153.	FORMER NATIONAL AIR TRAFFIC SERVICES (NATS) HEADQUARTERS, PORTERS WAY, WEST DRAYTON - 5107/APP/2009/2348 (<i>Agenda Item 7</i>)	Action by
	<p>Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12 no. studios, 152 no. 1-bedroom flats, 316 no. 2-bedroom flats, 21no. 2-bedroom houses, 23no. 3-bedroom flats, 181no. 3-bedroom houses, 59no. 4-bedroom houses and 9 no. 5-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sqm gea); Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porters Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycle ways and footpaths; and landscaping works.</p> <p>5107/APP/2009/2348</p> <p>In answer to an issue raised in regards to whether there was an in built year on year increase in relation to the financial contributions officers advised that all contributions in the S106 were index linked.</p> <p>A member raised concerns that there may be a long wait for the community facility to be provided. Was there anyway that could ensure it would be provided within a reasonable timescale.</p> <p>The committee were informed that if the committee was too prescriptive in the timescale for implementation of the community facility, if appealed an Inspector may not see this as a favourable step in the current financial climate.</p> <p>The Legal adviser informed the committee that the S106 set out that the phases had to be carried out consecutively, which would not allow other phases to be implemented before phase 3. It was felt that this should mitigate the concerns members had raised.</p> <p>A member raised concern about approving the application without a limited timescale for the community facility as it could mean that it may not be built.</p> <p>Officers advised the committee that the number of properties being built as part of Phase 1 and 2 was a consideration in the timescale for building the Community facility. Also recommendation A required that the Education financial contribution was paid on the implementation of Phase 1 & 2.</p> <p>It was asked how robust the S106 was as if the applicant had cash flow problem and had consideration been given to Director Guarantees.</p>	James Rodger Matt Duigan

The Legal adviser informed the committee that failure to comply with the terms of the agreement would be pursued through either a breach of the terms of the S106 agreement or as a debt. All s106 agreements are also registered against the title of the land on the local land charges register. In regard to the issue raised in relation to Director guarantees this was something that was not undertaken by Hillingdon. This was something that could be looked into by officers.

The recommendation in the report was moved, seconded and on being put to the vote was agreed.

Resolved

A. That schedule 1 of the S106 legal agreement (which relates to the education contribution) be varied to require:

1. To pay to the Council the Education Contribution of three million nine hundred and ninety eight thousand four hundred and twelve pounds (£3,998,412.00) as follows:-

1.1 one million pounds (£1,000,000.00) payable upon Implementation of Phase 1.

1.2 one million pounds (£1,000,000.00) on the date being six months after Implementation of Phase 2.

1.3 one million pounds (£1,000,000.00) payable on Implementation of Phase 3.

1.4 nine hundred and ninety eight thousand four hundred and twelve pounds (£998,412.00) payable on Implementation of Phase 4.

B. That schedule 15 of the S106 legal agreement (which relates to the on site community facility) be varied to require:

1. Prior to Implementation of Phase 2 of the Development to submit to the Council a draft specification for the Community Facility for the written approval of the Council;

2. Prior to Implementation of Phase 2 of the Development the Owner must obtain written approval from the Council that the final specification for the Community Facility is acceptable (such approval not to be unreasonably withheld or delayed);

3. Prior to Implementation of Phase 3 to complete the provision construction and laying out of the Community Facility and make the same ready for Occupation in accordance with the approved final specification and the Owner will invite the Council to inspect the completed Community Facility to determine whether the works have been completed to the reasonable satisfaction of the Council.

154.	BROOKSIDE PRIMARY SCHOOL, PERTH AVENUE, HAYES - 3739/APP/2010/2213 <i>(Agenda Item 8)</i>	Action by
	<p>Alterations and extensions to existing school building to create additional classrooms and staff room facilities and enhanced kitchen facilities, construction of new two storey school building (south west of existing school buildings) accommodating a nursery, classrooms and ancillary toilet areas, office, storage and circulation space and an all-weather rooftop play area, alterations to external play areas (including new external hard and soft playground areas), changes to boundary treatment, landscaping, access and parking arrangements, including new emergency vehicle access and relocated entrance to nursery (total additional floor space 940 sq.m.).</p> <p>3739/APP/2010/2213</p> <p>Officers advised the committee that the informative added in regards to the Green Travel Plan on Item 6 also needed to be added to this application. The addition of the informative was agreed by the committee.</p> <p>A member suggested that as there was no information given on the community use that condition 27 be amended to address the concerns about no information being provided. This condition should also be referred back to committee for a decision if the standardised hours used borough wide were exceeded. This was agreed by the committee.</p> <p>It was also suggested that an additional condition be added to restrict the use of the all weather roof top area to school hours only and that there be no amplified sound at any time. The committee agreed to the additional condition, the wording of this to be agreed with the Chairman and Labour Lead.</p> <p>Clarification of the number of parking spaces was sought, as there was conflicting information in the report.</p> <p>Officers advised that there were 22 parking spaces being provided, it was suggested that an informative be added to advise the applicant that 22 parking spaces was the correct number of parking spaces to be provided. This additional informative was agreed by the committee.</p> <p>Concerns were raised on the existing hazardous parking and traffic problems in the area. Officers were asked for reassurance that sufficient arrangements had been made in regard to the additional traffic in an already difficult area.</p> <p>Officers advised that there was a condition requiring a Green Travel Plan. The school would have to provide information on how they had met the requirements of the plan. In regard to an issue raised in relation to provision of a safer drop off area this was not something that could be provided due to the width of the highway.</p>	<p>James Rodger Matt Duigan</p>

The report made reference to a suggestion that a Warden be provided at drop off and pick up times. Can clarification be given of what a Warden was.

Officers advised that in other schools a member of staff acts as a warden for a drop and go area to enable pupils to get into school safely.

As previously raised in Item 6 members raised concerns relation to the effectiveness of the Travel Plans and how they were monitored. It was suggested and agreed that an informative be added to ensure that the implementation of the Green Travel Plan was monitored.

An amendment to condition 23 by adding 'not' after was agreed by the committee.

Members asked for a condition to be added in relation to external lighting to ensure that this would not impact on surrounding properties, as added to Item 6. The addition of this condition was agreed by the committee.

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

Resolved - That subject to no additional letters of objection being received before 07/01/2011, which raise any new planning issues, the application be determined by the Head of Planning and Enforcement under delegated powers, subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated at the meeting. Conditions 7 & 23 were amended, condition 27 was amended and was to come back to committee if the hours of use exceeded the standardised hours of use, used across the borough and an additional 2 conditions and 3 informatives added as follows:

Amend condition 7 by inserting the word public between 'and' & 'Bank'

Amend condition 23 by inserting the word not between the words 'in' & 'use'

Condition 27 - Replace the wording of text (not the reason) as follows

The development hereby approved shall not be used other than in direct relationship with the use of the site as a primary school, and shall not be used by the wider community at any time including out of school hours, until such time as full details of the proposed community use of the development (including hours of use and the nature of activities) and a revised transport statement (which addresses the traffic and parking related impacts associated with the use of the development by the wider community) have been submitted to and approved in writing by the Local Planning Authority.

Add the following condition

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and in the interests of highway safety.

Add the following condition

The upper level outdoor area of the new 2 storey building, hereby approved, shall only be used in association with the Primary School, during school hours, and shall not be made available for use by the wider community, nor shall any amplified music, sounds or audible recording be played out side of the building at the upper level at any time.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Add the following Informatives

You are advised that in discharging the travel plan condition the council will expect the following initiatives to be investigated and implemented if appropriate:

- Walking Bus
- Drop & Go

You are advised that the Council requires 22 car parking spaces to be provided on the site, in accordance with plan AP (BR) 10 Rev F.

You are advised that the London Borough of Hillingdon monitors Travel Plans.

155.	LEGION HOUSE, 854-864 UXBRIDGE ROAD, HAYES - 927/APP/2010/1238 <i>(Agenda Item 9)</i>	Action by
	<p>Change of first floor use from Class B1 (office) to Class D1 (non-residential institution).</p> <p>1927/APP/2010/1238</p> <p>A member asked whether officers were satisfied that the means of escape could cope with the 200 people that the facility can accommodate.</p> <p>Officers advised that Building Control had been consulted and there concern was not with the numbers but the routes. Building Control would look at the escape route when the building regulation application was submitted. A fire certificate would also be required.</p> <p>A member asked whether the hours of operation were too restrictive.</p> <p>Officers advised that the hours of operation were what the applicant had applied for and if they found them restrictive they could apply to vary the condition. Members were advised that Informatives 7 needed to be amended to include Bank Holidays.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to the following:</p> <p>A. That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:</p> <ul style="list-style-type: none"> (i) The provision of 14 of the 37 parking spaces at the rear of the building to be provided for the proposed use at all times. (ii) The use of all 37 parking spaces at the rear of the building on Sundays between 0800 hours and 1400 hours and on Wednesday evenings from 19.00 hours to 21.00 hours to be provided for the proposed use. <p>B. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.</p> <p>C. That the officers be authorised to negotiate the terms of the proposed agreement.</p> <p>D. That, if the S106 agreement is not completed within 6 months of the date of this resolution that, under the discretion of the Director of Planning and Community Services, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.</p>	James Rodger Matt Duigan

	<p>E. 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 attached.</p> <p>Amend informative 7 as follows:-</p> <p>Insert the word 'Public' between 'and' and 'Bank'</p>	
156.	<p>THE ARENA, STOCKLEY PARK, WEST DRAYTON - 37800/APP/2010/1669 (<i>Agenda Item 10</i>)</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>37800/APP/2010/1669</p> <p>This application was withdrawn from the agenda by the Head of Planning and Enforcement.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
157.	<p>ST DUNSTANS CHURCH HALL, CARFAX ROAD, HAYES - 64608/APP/2010/2229 (<i>Agenda Item 11</i>)</p> <p>Two storey building for use as church hall with associated parking and amenity space, involving demolition of existing building and alterations to existing vehicular crossover to front.</p> <p>64608/APP/2010/2229</p> <p>Officers in their introduction asked the committee to agree an additional condition in relation to the use of the bookshop that had been added for Item 9. The addition of the condition was agreed by the committee.</p> <p>The condition in relation to the gate on the addendum needed to be amended by deleting 'school' and inserting 'development'.</p> <p>A member asked whether this application was over intensification of the use within the Green Belt.</p> <p>Officers advised that the footprint of the proposed building was not a large increase so it was not felt that it would cause harm to the Green Belt.</p> <p>The recommendation with the additional condition 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 circulated at the meeting and an additional condition as follows:-</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>

	<p>Add the following condition</p> <p>The floorspace hereby permitted to be used as a book shop shall be used only for purposes ancillary to the use of the premises as a church and shall not be expanded, nor shall the book shop be made open to members of the general public.</p> <p>REASON To ensure that the retail component remain ancillary to the main use of the premises as a church, and to prevent any unacceptable traffic or car parking impacts that may be generated by having a larger retail component as part of the scheme and to accord with policy AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>Replace the wording of the gate condition at page 7 of the addendum as follows:</p> <p><i>The sliding gate at the entrance to the site shall be kept shut and locked at all times when the development is not in use.</i></p>	
158.	<p>301 LONG LANE, HILLINGDON - 568/APP/2010/1741 (Agenda Item 12)</p> <p>Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as Betting Shop.</p> <p>568/APP/2010/1741</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 the addendum circulated at the meeting.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
159.	<p>CROWNE PLAZA HOTEL, STOCKLEY ROAD, WEST DRAYTON - 359/APP/2010/2672 (Agenda Item 13)</p> <p>Replacement of 4 existing Vodafone antennas with 2 Vodafone antennas and 2 O2 antennas, together with relocation of an existing Vodafone pole, with 2 antennas, and replacement of the antennas with 1 Vodafone antenna and 1 O2 antenna.</p> <p>359/APP/2010/2672</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 addendum sheet circulated at the meeting.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>

<p>160.</p>	<p>B & Q WAREHOUSE, GLENCOE ROAD, HAYES - 56099/APP/2010/1411 (<i>Agenda Item 14</i>)</p> <p>Creation of a temporary/seasonal display area for horticultural products to front (Retrospective application.)</p> <p>56099/APP/2010/1411</p> <p>It was asked that condition 4 be amended to include Public Holidays. This was agreed by the committee.</p> <p>Concerns were raised in relation to pedestrian safety as the path was to be moved on to the access road, which led to the parking area for the store. It was also suggested that a substantial barrier would be required if the application was approved.</p> <p>Officers suggested that an informative be added to ensure that a good quality barrier was provided.</p> <p>It was asked whether consideration had been given to the reduction of the width of the display being provided to ensure that the footpath could be retained.</p> <p>Officers advised that it would not be possible to retain the footpath due to the size of the pallets that were to be used to display the horticultural products.</p> <p>Members felt that it would be safer to provide a permanent display area and the provision of a permanent raised kerb and barrier to ensure pedestrian safety.</p> <p>Officers advised that discussion had already taken place with the applicant on the provision of a permanent display area. The applicant wanted to re-instate the parking that would be lost as part of this application from September to December.</p> <p>A member suggested that the application should be deferred to enable further negotiations with the applicant on the concerns raised in relation to pedestrian safety and to enable members to make a site visit.</p> <p>It was moved and seconded that the application be deferred. On being put to the vote was agreed.</p> <p>Resolved – That the application be deferred for further negotiations with the applicant on the concerns raised by members in relation to pedestrian safety and to enable the committee to undertake a site visit.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
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161.	<p>S106 QUARTERLY MONITORING REPORT (<i>Agenda Item 15</i>)</p> <p>S106 Quarterly Monitoring Report - Up to 30 September 2010</p> <p>Members received a report updating them on the current position in relation to S106 agreements.</p> <p>Resolved – That the report be noted.</p>	<p>Action by</p>
162.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p> <p>Officers advised the committee that 1.3 in the report needed to be amended to reflect correctly the steps required. Members gave Delegated authority to the Head of Planning, Trading Standards and Environmental Protection to Amend section 1.3 (i), (ii), (iii) of the resolution to better reflect the detailed layout of the scheme.</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That enforcement action as recommended in the officer's report as amended was agreed. 2. That the decision and the reasons for it outlined in the report as amended be released into the public domain, solely for the purposes of issuing the formal enforcement notice to the individual concerned. 	<p>Action by</p> <p>James Rodger Matt Duigan</p>
<p>The meeting, which commenced at 7.00 pm, 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.

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