



HILLINGDON  
LONDON



# Major Applications Planning Committee

## To Councillors on the Committee

Eddie Lavery (Chairman)  
Ian Edwards (Vice-Chairman)  
Peter Curling  
Jazz Dhillon  
Janet Duncan (Labour Lead)  
Carol Melvin  
John Morgan  
Brian Stead  
David Yarrow

**Date:** TUESDAY, 9 DECEMBER  
2014

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE UB8  
1UW

**Meeting  
Details:** Members of the Public and  
Press are welcome to attend  
this meeting

**This agenda and associated  
reports can be made available  
in other languages, in braille,  
large print or on audio tape on  
request. Please contact us for  
further information.**

Published: Thursday, 4 December 2014

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=325&MId=2015&Ver=4>

***Putting our residents first***

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

# Useful information for residents and visitors

## Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

Please enter from the Council's main reception where you will be directed to the Committee Room.

## Accessibility

An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

## Electronic devices

Please switch off any mobile devices before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

## Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt. Lifts must not be used unless instructed by a Fire Marshal or Security Officer.

In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



## A useful guide for those attending Planning Committee meetings

### Security and Safety information

**Fire Alarm** - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

**Recording of meetings** - This is not allowed, either using electronic, mobile or visual devices.

**Mobile telephones** - Please switch off any mobile telephones and BlackBerries before the meeting.

### Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

**Ward Councillors** - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

**Committee Members** - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

### How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

### About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

## Agenda

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
<b>16</b>	Norwich Union House, 1-3 Bakers Road, Uxbridge -  8218/APP/2014/3542	Uxbridge North	Details pursuant to conditions 15 (parking strategy), 18 (delivery plan) and 19 (demolition plan) of planning permission ref: 8218/APP/2011/1853, dated 12/06/13 (Redevelopment of Norwich Union House to erect a 9 storey building comprising retail floorspace at ground floor level and 8 storeys of residential units (37 units) with associated gym, access and parking arrangements).  <b>Recommendation - Approval</b>	<b>1 - 4</b>

## Report of the Head of Planning, Building Control, Sport & Green Spaces

<b>Address</b>	NORWICH UNION HOUSE 1-3 BAKERS ROAD UXBRIDGE		
<b>Development:</b>	Details pursuant to conditions 15 (parking strategy), 18 (delivery plan) and 19 (demolition plan) of planning permission ref: 8218/APP/2011/1853, dated 12/06/13 (Redevelopment of Norwich Union House to erect a 9 storey building comprising retail floorspace at ground floor level and 8 storeys of residential units (37 units) with associated gym, access and parking arrangements).		
<b>LBH Ref Nos:</b>	<b>8218/APP/2014/3542</b>		
<b>Drawing Nos:</b>	5096 SK103 Phase 3 Main Works Delivery and Servicing Plan November 2014 Parking and Delivery Management Strategy November 2014 5096 SK102 Phase 2 Groundworks Discharge of Condition 19 5096 SK13 Rev A Refuse Proposals 5096 SK100 Phase 1 Demolition Plan		
<b>Date of receipt:</b>	02/10/2014	<b>Date(s) of Amendment(s):</b>	18/07/2014 23/09/2014 26/11/2014

### 1. MAIN PLANNING CONSIDERATIONS

#### REASON FOR URGENCY:

The proposal seeks approval of details in compliance with conditions attached to an application which will make significant provision of affordable housing units. The approval of details in accordance with these conditions is a prerequisite to the commencement of works and a delay in determination of this application would cause delays in the project timetable and ultimately the delivery of these affordable housing units within the borough. It is therefore considered that the application warrants urgent consideration.

#### REPORT:

The application site is located on Bakers Road in Uxbridge Town Centre. The site adjoins the Old Uxbridge and Windsor Street Conservation Areas as well as an Archaeological Priority Area. The existing building is located to the front of the site with a car park to the rear, which is accessed through a stud road to the northwest of the site.

The applicant seeks to discharge conditions 15 (parking strategy), 18 (delivery plan), and 19 (demolition plan) of planning permission ref: 8218/APP/2011/1853, dated 12/06/13, for the redevelopment of Norwich Union House to erect a 9 storey building comprising retail floor space at ground floor level and 8 storeys of residential units (37 units) with associated gym, access and parking arrangements.

The planning committee when determining the above planning application requested these particular conditions to be subject to planning committee determination.

Condition 15 of the permission states the following:  
TO BE DETERMINED BY THE PLANNING COMMITTEE

Prior to occupation of the development a parking and delivery management strategy covering use of both the service space and disabled parking bay. The strategy should demonstrate how this area will be managed and to ensure the efficient operation of the parking, especially at peak demand periods. The approved strategy shall be implemented as soon as any part of the development is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

The reason for this condition was to ensure the scheme is managed in a way that prevents adverse impact on surrounding occupiers and the highway network and to accord with Policies BE19 and AM7 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Document.

The information submitted for this condition describes how the servicing area and the disabled parking space, located within the ground floor, would be accessed, and how the disabled parking space would be managed.

The Council's Highways Engineer has assessed the submitted details and considers them to be acceptable.

Condition 18 of the permission states the following:  
TO BE DETERMINED BY THE PLANNING COMMITTEE

Prior to commencement of development, details of a Delivery and Servicing Plan for the retail, gymnasium and residential units shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours. The approved strategy shall be implemented as soon as development is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

The reason for this condition was to encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

The information submitted for this condition describes how deliveries to the ground floor commercial units would be carried out. The majority of deliveries would use small delivery vehicles which would enter the enclosed service area on the ground floor. Deliveries would be restricted to the hours of 09:30-16:30 on weekdays only. There would be infrequent deliveries by larger vehicles which would use the existing on-street loading bay opposite the site. Refuse from the building would be collected between 7:30pm and 6:30am, as was agreed at the time of the original planning application by the planning committee.

The Council's Highways Engineer has assessed the submitted details and considers them to be acceptable.

Condition 19 of the permission states the following:  
TO BE DETERMINED BY THE PLANNING COMMITTEE

Prior to development commencing, the applicant shall submit a demolition and construction logistics plan, which shall be in general accordance with the details in the letter from the agent dated 14/01/2013, to the Local Planning Authority for its approval. The plan shall detail:

- (i) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (ii) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (iii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

The reason for this condition was to safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

The information submitted for this condition sets out the phases of demolition and construction and provides details of traffic management, dust and noise protection measures and storage of materials.

The Council's Highways Engineer has assessed the submitted details and considers them to be acceptable.

The details submitted for conditions 15, 18 and 19 are acceptable.

It is therefore recommended that conditions 15 (parking strategy), 18 (delivery plan) and 19 (demolition plan) of planning permission ref: 8218/APP/2011/1853, dated 12/06/13, are discharged.

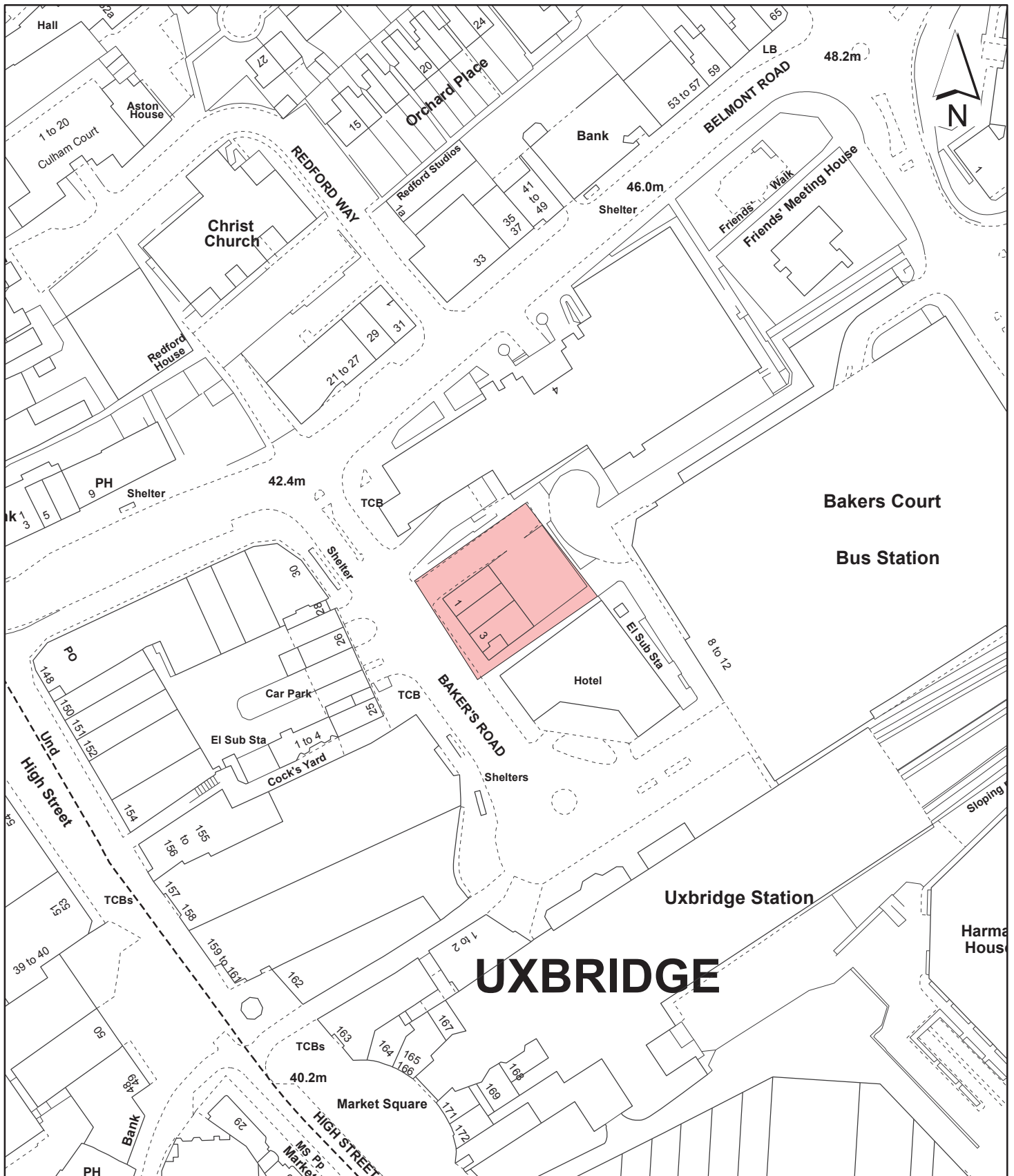
## **2. RECOMMENDATION**

### **APPROVAL**

### **INFORMATIVES**


**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



# UXBRIDGE

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Site Address	
<b>Norwich Union House</b> <b>1-3 Bakers Road</b> <b>Uxbridge</b>	
Planning Application Ref:	Scale
<b>8218/APP/2014/3542</b>	<b>1:1,250</b>
Planning Committee	Date
<b>Major Page 4</b>	<b>December 2014</b>

**LONDON BOROUGH OF HILLINGDON**  
**Residents Services Planning Section**  
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