



HILLINGDON

LONDON

Central & South Planning Committee

Date: THURSDAY, 24
NOVEMBER 2016

Time: 7.00 PM

Venue: CIVIC CENTRE, HIGH
STREET, UXBRIDGE,
MIDDLESEX UB8 1UW

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

To Councillors on the Committee

Councillor Ian Edwards (Chairman)
Councillor David Yarrow (Vice-Chairman)
Councillor Shehryar Ahmad-Wallana
Councillor Roy Chamdal
Councillor Alan Chapman
Councillor Jazz Dhillon (Labour Lead)
Councillor Janet Duncan
Councillor Manjit Khatra
Councillor Brian Stead

Addendum

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=0>

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



HILLINGDON LONDON

Meeting:	Central and South Planning Committee	
Date:	24th November 2016	Time: 7:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6	Page: 9	Location: Land at 17 Peachey Lane
Amendments/Additional Information:		Officer Comments:
<p>Remove reference to sink food waste grinders from condition 3 on page 10.</p> <p>Replace condition 8 on page 11 with a SUDS condition:</p> <p>Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority.</p> <p>The scheme shall clearly demonstrate how it, Manages Water and demonstrate ways of controlling the surface water on site by providing information on:</p> <p>a) Suds features:</p> <p>i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,</p> <p>ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,</p> <p>iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well</p>		<p>Not a policy requirement.</p> <p>A review of the conditions highlighted that there was no SUDs provisions to be implemented under condition 8 as originally printed.</p>

as any hazards, (safe access and egress must be demonstrated).

b) Capacity of Receptors

- i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.
- ii. Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).
- iii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.
- iv. identify vulnerable receptors, ie WFD status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods;

c) Long Term Management and Maintenance of the drainage system.

- i. Provide a management and maintenance plan
- ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).
- lii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.
- iii. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner, PMC, sewers offered for adoption and that to be adopted by the Council Highways services.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 of Hillingdon's Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 and 5.13 of the London Plan (March 2016) and the National Planning Policy Framework (March 2012).

Add the following landscape condition:

Within three months of the date of this decision, a landscape scheme shall be submitted to and be approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
 - 2.c Pedestrian link to the relocated ATM
 - 2.d External Lighting
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

A review of the application highlighted the need for a more detailed landscaping that will also secure its retention.

<p>(Drwng No. pln041.02.A1.B Rev C) respectively.</p> <p>Page 75. Drawing numbers at the top of the report and in Condition 1 should be replaced with the correct drawing number: pln041.02.A3.A Rev B and pln041.02.A1.B Rev A.</p> <p>Change Recommendation on page 75 to:</p> <p>That delegated powers be given to the Head of Planning and Enforcement to grant planning permission following the expiry of a period of reconsulation on an amended site location plan, subject to no new matters arising that have not already been addressed in this report and subject to the agreement of the Chair of the Planning Committee and the Labour Party lead.</p>	<p>Correction.</p> <p>The submitted site location plan show a redline only around the perimeter of the proposed extension. The rest of the site is outlined in blue denoting the extent of the applicants interest in the land. This approach would be acceptable except that the proposed development includes land falling outside the redline. Therefore a revised site location plan is required on which officers will have to reconsult.</p>
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Item: 12	Page: 87	Location: 1 Hawthorne Place
Amendments/Additional Information:		Officer Comments:
No update required.		

Item: 13	Page: 97	Location: Fassnidge Memorial Hall
Amendments/Additional Information:		Officer Comments:
No update required.		

Item: 14	Page: 103	Location: 40 Frays Avenue
Amendments/Additional Information:		Officer Comments:
This item has been withdrawn from the agenda.		

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