

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

7 August 2013

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) John Hensley (Vice-Chairman) Janet Duncan (Labour Lead) David Allam Dominic Gilham Michael Markham Brian Stead Carol Melvin</p>
	<p>OFFICERS PRESENT: Matt Duigan, Planning Services Manager Adrien Waite, Major Applications Manager Manmohan Ranger, Transport Consultant Rory Stracey, Legal Advisor Nadia Williams, Democratic Services Officer</p>
44.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor John Morgan and Councillor Carol Melvin attended in his place.</p>
45.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor David Allam declared a non-pecuniary interest in item 8 – Former RAF Uxbridge, Hillingdon Road, Uxbridge; as he lived close to the application site. He remained in the room and took part in the decision of this item.</p>
46.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 13 JUNE AND 25 JUNE 2013 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 13 June and 25 June 2013 were agreed as a correct record and signed by the Chairman.</p>
47.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no matters notified in advance or urgent.</p>

48.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED IN PUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items marked Part 1 would be considered in public.</p>
49.	<p>THE ARENA, STOCKLEY PARK, STOCKLEY ROAD, WEST DRAYTON 37800/APP/2013/161 (<i>Agenda Item 6</i>)</p> <p>Development of Stockley Arena to provide additional office accommodation, including a single-storey extension to the central rotunda and to the southern wing to create a new second floor, together with a two-storey extension above the existing refuse storage and deliveries area to the north.</p> <p>In introducing the report, officers directed the Committee to note the changes set out in the Addendum sheet and recommended additional condition to ensure adequate management of parking in the area.</p> <p>Concerns were raised about the parking design in the area, particularly where it was indicated that there had been parking along the access way.</p> <p>Officers advised that a parking survey had been provided by the applicant of parking spaces within the entire site and visitors may not be aware of where these were located. It was confirmed that details regarding parking in the site had been requested as part of the conditions. This would require the applicant to co-ordinate parking and to ensure availability for all users.</p> <p>The Committee attached an additional condition requiring an electrical vehicle charging point and Condition 16 was amended to ensure that spaces were allocated to various retail users.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved:</p> <ol style="list-style-type: none"> 1. That subject to 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; AND subject to the Environment Agency formally withdrawing their objection, delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission subject to the conditions set out in the officer's report and any additional conditions and/or informatives which may be required by the Mayor or the Environment Agency. 2. That subject to the changes in the Addendum sheet circulated at the meeting, additional Condition requiring provision of 1 electric vehicle charging point and amendment to Condition 16 to ensure spaces were allocated to the various retail users.

50.	<p>KNIGHTS OF HILLINGDON, UXBRIDGE ROAD, HILLINGDON 15407/APP/2013/1170 (<i>Agenda Item 7</i>)</p> <p>Retrospective planning application to vary condition 4 (that the development hereby permitted shall be carried out in accordance with the following approved plans) to outline planning permission (Ref 15407/APP/2009/1838) granted on appeal on 17 June 2010 for the "erection of new health centre and 12 residential units with ancillary car parking and landscaped amenity space" to seek retain the building as built including divergences from the approved scheme in respect to the roof profile that serves the lift shaft on the rear elevation of the building, the disabled car parking provision and the level access provided to the building entrance involving the introduction of a 'bridge structure' over a void adjacent to the rear elevation.</p> <p>In introducing the report, officers drew the Committee's attention to the changes set out in the Addendum circulated at the meeting.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Refused for the reasons set out in the officer's report and subject to the changes set out in the Addendum.</p>
51.	<p>FORMER RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE 585/APP/2013/979 (<i>Agenda Item 8</i>)</p> <p>Reserved matters (appearance, layout, scale and landscaping) in compliance with conditions 2 and 3 for Phase 1, Seventh Application (Eastern Side of District Park) of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for the proposed mixed-use redevelopment of St Andrews Park (Former RAF Uxbridge site).</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.</p>
52.	<p>NORWICH UNION HOUSE, 1 - 3 BAKERS ROAD, UXBRIDGE 8218/APP/2011/1853 (<i>Agenda Item 9</i>)</p> <p>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.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <p>1. That the Council enter into a deed of variation with the</p>

applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

- i) The provision of 37 Affordable Rented units delivered at not more than 80% of Open Market Rent (inclusive of service charges).
- ii) A financial contribution of £109,190 towards education facilities.
- iii) A financial contribution of £14,716.23 towards health facilities.
- iv) A financial contribution of £1,562.16 towards the expansion of the Borough's library programme.
- v) A financial contribution of £29,074.85 towards construction training or an in-kind scheme delivered during the construction phase of the development.
- vi) A financial contribution equal to 5% of the total cash contributions for project management and monitoring.
- vii) A s278/38 agreement to be entered into to address any and all highways works as directed by the Council's highway's engineer.
- viii) A Refuse Management Plan detailing how the refuse collection via a private operator is to occur.

2. That the applicant meets the council's reasonable costs in the preparation of the deed of variation and any abortive work as a result of the deed not being completed.

3. That Officers be authorised to negotiate and agree the amended terms for the Affordable Housing Schedule in the Deed of Variation.

53. **PADCROFT WORKS, TAVISTOCK ROAD, WEST DRAYTON**
45200/APP/2012/3082 (*Agenda Item 10*)

Comprehensive redevelopment of site to provide three buildings of part 7 storeys and part 5 storeys comprising 208 residential units, 190 sq.m (approx) of Use Class B1 floorspace with associated public and private amenity space, hard and soft landscaping, lower ground floor parking for vehicles and bicycles, and alterations to 9 High Street to form new pedestrian route (involving demolition of all existing buildings other than no.9 High Street).

Officers directed the Committee to note the changes set out in the Addendum sheet circulated at the meeting and recommended that Condition 7 be amended to require details of play spaces to be included, in order to ensure that the designing of spaces were safe and secure. An additional informative was also suggested to advise the applicant that this development in highways terms had been considered on its merits and any other development would need to be considered on its own merit.

Members expressed concerns about the height, density and mass of the proposed development. Concerns were also raised about insufficient provision of amenity space and the usability and suitability of the proposed

roof-top amenity space.

Further concerns were raised that with the scheme being so cramped, it would not be possible for windows to be fitted at a 45 degree angle in one of the units, which would therefore require some re-designing.

Officers advised that one defensible space had been proposed on the ground floor and that all of the children's play space located on the ground floor were in accordance with the Mayor of London's requirement. The standards for children's play area accorded also with the London Plan. With regard to the roof-top areas, it was suggested these could be of benefit for future occupiers to sit out, so long as they were managed by management agent and balustraded. This had been covered by Condition 7 which required clear arrangements to show how this would be managed.

In response to queries raised about parking, officers advised that the proposed parking was compliant with the required parking standards and in line with the London Plan (July 2011).

The Legal Advisor added that with regard to Members' concerns about the issue of parking spaces and how this might impact on the highway, the Committee should note that future occupiers would not be entitled to apply for parking management scheme and the Council's parking management measures would help to mitigate parking pressures.

Members indicated that allocated parking should be provided for office and business units.

A Member suggested that details about car parking stackers should have been submitted with the application in order to ensure they met required standards, as the width of the stackers may affect the layout of parking. Officers advised that Members could ask for the details of parking stackers to be reported back to a Committee meeting to be discharged.

Members raised safety concerns about the pedestrian link and access to the High Street and the level of traffic emanating from Tavistock Road. Officers advised that the pedestrian crossing was staggered and based on additional trips, a total of 50 trips would be generated during peak hours.

A Member suggested that the two windows in the two-storey pitched roof building would need to be re-designed in order to be compliant. Officers advised that in relation to the scale of the development, minor changes could be resolved with Grampian conditions.

The Legal Advisor advised the Committee that where minor changes were being sort, these could be secured by condition, if however substantial changes were required, officers would need to go back to the applicant to agree the changes.

It was moved, seconded and agreed that the application be deferred for further details as follows:

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	<ul style="list-style-type: none"> • Additional detail on design of, or the deletion of pedestrian link to the high street • Further information on car park stackers • Clarification on outlook of habitable room windows adjacent to Comag • Further information on play spaces, defensible and security • Clarification on trip generation • Investigate provision of a car parking space for the B1 unit (office and business unit) • Further information on the management of the roof terraces. <p>Resolved – That the application be deferred to enable further clarification to be sought from the applicant as set out above.</p>
54.	ADDENDUM SHEET (<i>Agenda Item 13</i>)
	The meeting, which commenced at 6.00 pm, closed at 7.46 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nadia Williams on. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.