

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

17 September 2013

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) John Hensley (Vice-Chairman) David Allam Dominic Gilham Michael Markham John Morgan Brian Stead Mo Khursheed</p> <p>LBH Officers Present: James Rodger, Head of Planning, Green Spaces and Culture Matthew Duigan, Planning Service Manager Syed Shah, Highway Engineer Rory Stracey, Legal Advisor Danielle Watson, Democratic Services Officer</p>
67.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Janet Duncan with Councillor Mo Khursheed substituting.</p>
68.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Mo Khursheed declared a non-pecuniary interest in Item 9 as the application was in his ward and remained in the room to discuss and vote on the item.</p> <p>Syed Shah declared a non-pecuniary interest in Item 7 and left the room for the duration of this item.</p>
69.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 7 AUGUST 2013 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 7 August 2013 were agreed as a correct record.</p>
70.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
71.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE</p>

(Agenda Item 5)

It was confirmed that all items would be considered in Part 1 public.

72. **SNOWBASE, EASTERN PERIMETER ROAD, HEATHROW AIRPORT - 45151/APP/2013/1768** (Agenda Item 6)

Expansion of the existing snow base to accommodate additional open parking and vehicle maneuvering areas plus within the footprint of the existing approved snow base the erection of a new snow vehicle storage shed and erection of enclosures for glycol, diesel and stand cleaning liquid (Consultation Under Part 18 of the Town and Country Planning (General Permitted Development) Order 1995).

Officers introduced the report and referred members to the addendum sheet that had been circulated.

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

Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report.

73. **LAND AT MOORBRIDGE FARM AND BEDFONT COURT, STANWELL MOOR ROAD, LONGFORD - 69073/APP/2013/637** (Agenda Item 7)

Use of land for the extraction of sand and gravel, filling with inert waste and restoration to agriculture including associated works. (Application for a Certificate of Appropriate Alternative Development under Section 17 of the Land Compensation Act 1961, as amended).

Officers introduced the report and outlined details of the application.

Officers explained that in 1996 a compulsory purchase order was made acquiring land to build the Heathrow Terminal spur road to the M25. The applicants had applied for a Certificate of Appropriate Alternative Development to assist with the valuation of the land.

Officers informed Members the reason the item was being presented to the Committee was for them to decide whether approval to use the site for the extraction of sand and gravel would have been granted based on planning policy in 1996.

Members discussed the application and questioned why there had been an objection to the application. Officers informed the Committee that this objection was received in 2013 not in 1996. The legal advisor informed the Committee that it was believed the objector had an interest in the outcome of the decision.

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

Resolved - That the Committee resolve to issue a positive Certificate of Alternative Appropriate Development, and note that had a planning permission been granted for the proposal in 1996 the following planning obligation and conditions would have been imposed:

Planning Obligations

A. That the developer 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:

- (i) The provision of any off site highway works necessary to create the accessway into the site.**

Planning Conditions

B. That the positive certificate is granted subject to the conditions and informatives in the officer's report.

74.

HONEYCROFT DAY CENTRE SITE, HONEYCROFT HILL, UXBRIDGE - 6046/APP/2013/1834 (Agenda Item 8)

Redevelopment of site to provide a three storey building comprising 36 residential units, consisting of 20 affordable units and a further 16 units for people with learning difficulties (including communal lounge, staff office and overnight room), as well as associated landscaping, access, parking and amenity space.

Officers introduced the report and referred members to the addendum sheet and revised plans that had been circulated. A memo from the Highways was also circulated at the meeting which gave the most up to date comments for the proposal.

Officers highlighted that the scheme was not much larger than the previous scheme approved.

Members discussed the application and questioned if there would be a shortfall in parking spaces if the Learning Difficulty units were converted to residential units. Officers informed the Committee that condition 2 of the officers' report had been amended as per the addendum sheet to ensure that there was no shortfall in parking for the site. Members questioned the number of disabled parking spaces. Officers informed the Committee that there were 3 as indicated on the plans.

Members discussed the windows which were indicated on the plans. Officers informed the Committee that the applicant would be asked to adhere to what was proposed on the plans which included the partial obscured windows.

Officers informed the Committee a correction to the condition 10 of the addendum was made, replace word 'west' with 'east'. Members agreed to delete 1.8 metres of condition 10 of the addendum.

Members also questioned the additional informative in the addendum which highlighted the protection of badgers. Officers explained that the Council do not control the Wildlife and Countryside Act 1981; however, the informative had been added to make the applicant aware of their duty and responsibility.

Members requested that condition 14 be amended from 10% to the number 3 for clarity.

Resolved - That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to:

A) To 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:

(i) Highways:

(a) Installation of a "Yellow Box" junction on Honeycroft Hill at the junction with Honey Hill.

(b) Tactile Pavers at the existing dropped kerb crossing point on Honey Hill.

(c) Repainting of the 2 right turns (to serve into the site and into Brookside opposite the site) within the existing filter lane.

(ii) Education: £43,530

(iii) Health: £11,808.52

(iv) Libraries: £1,253.50

(v) Affordable Housing:

vi) Construction Training: either a financial contribution in the sum of £23,626.88 or an in-kind scheme delivered to the equivalent of the financial contribution delivered during the construction phase of the development.

vii) Project Management and Monitoring Sum: a financial contribution equal to 5% of the total cash contribution.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) If the Legal Agreement/s have not been finalised within 3 months, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to deliver necessary offsite highway works and to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, ng, health facilities, public realm, open space improvement, library improvements, construction and employment training and delivery of necessary offsite highway works. The proposal therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Council's Planning Obligations SPG.'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture 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.

F) That if the application is approved, the conditions and informatives in the

	<p>officer's report be attached subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision and changes in the Addendum.</p>
75.	<p>STOCKLEY PARK GOLF CLUBHOUSE, STOCKLEY ROAD, WEST DRAYTON - 37850/APP/2012/2743 (<i>Agenda Item 9</i>)</p> <p>Provision of a hardstanding area on which to erect a marquee at Stockley Golf Course.</p> <p>Officers introduced the report and outlined details of the application.</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 as per the agenda.</p>
	<p>The meeting, which commenced at 6.04 pm, closed at 7.05 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on Democratic Services Officer - 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.