

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

6 March 2014



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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) John Hensley (Vice-Chairman) Janet Duncan (Labour Lead) David Allam Wayne Bridges Michael Markham John Morgan Brian Stead</p> <p>LBH Officers Present: James Rodger, Head of Planning Green Spaces and Culture Adrien Waite, Major Applications Planning Manager Syed Shah, Principal Highway Engineer Tim Brown, Legal Advisor Nadia Williams, Democratic Services officer</p>
54.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were none received.</p>
55.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor John Hensley declared a non-pecuniary interest in Item 9 - Brunel University, Kingston Lane, Hillingdon, as he was an Academic Advisor at the University. He left the room during the consideration of this item.</p>
56.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 11 FEBRUARY 2014 (TO FOLLOW) (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 11 February 2014 are to be reported to the meeting on 25 March 2014.</p>
57.	<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>
58.	<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 would be considered in Part 1 public.</p>

59.

**LAND EAST OF THE FORMER EMI SITE, BLYTH ROAD, HAYES
51588/APP/2011/2253 (Agenda Item 6)**

Officers introduced the report.

In response to a query regarding affordable rent for social housing, officers advised that the developer had agreed to limit rent to the normal social level.

The Committee amended Head of Term (d) by inserting 'first' before 'occupation'.

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

Resolved

1. That delegated powers be given to the Head of Planning, Green Spaces and Culture to enter into a deed of variation to the original legal agreement which would secure:

- a) Correct an erroneous plan attached to the original legal agreement;**
- b) Alter the affordable housing tenure so that all of the affordable housing units are provided as affordable rent, with rental levels secured at local housing allowance rates;**
- c) Provide flexibility for the marketing suite to remain as a temporary community facility; and**
- d) Alter timescale for the payments of commencement based obligations, so that they are to be paid on first occupation rather than commencement.**

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

60.

**THE OLD VINYL FACTORY SITE, BLYTH ROAD, HAYES 59872/APP/2013/3775
(Agenda Item 7)**

Variation of Condition 4 (Phasing) of planning permission 59872/APP/2012/1838 dated 19/04/2013, to allow variations to phasing of approved development to allow the Boiler house and the Material Store to come forward as Phases 1 and 2, and to allow the Veneer Store and/or Record Stack car parks to come forward earlier than in the approved phasing.

Officers introduced the report and directed Members to note the changes in the addendum circulated at the meeting. It was noted that due to changes in circumstances, it was no longer possible to bring the cinema as a first phase.

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

Resolved

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

A) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:

1. Employment Safeguarding: A programme of work to secure the refurbishment of the record store building. The programme to ensure phased restoration of the record store building to shell and core status. Shell to be refurbished prior to occupation of the 140th unit, with the ground floor also being fitted out to core standards at that time. At the time the ground floor is 75% let then the owner shall then fit out the first floor to core standards inclusive of the lifts. At the time the first floor is 75% let then the core works to the second shall be completed. This process is to continue until the shell and core of all floors of the building have been refurbished.

2. Construction Training: Either a contribution equal to the formula as contained in the planning obligations SPD or an in-kind scheme delivered during all the construction phases of the development is to be agreed and implemented.

3. Employment Strategy: An employment strategy for the site which facilitates and promotes the employment of local people on site.

4. Energy Centre Provision: An obligation to secure delivery of the Energy Centre and any necessary alternative energy measures.

5. Public Realm/Town Centre Improvements: a financial contribution of £187,428.07.

6. Affordable Housing: 5% of the total scheme is to be delivered as affordable housing. A review mechanism will be incorporated into the S106 agreement to identify and secure additional affordable housing in the event of an uplift in land value as a result of improved economic conditions in the future (any increase will either be delivered on site or as a payment in lieu).

7. Education: A financial contribution in line with the formula as contained in the Planning Obligations SPD, revised Chapter 4 Education will be delivered.

8. Community Facility: Either the delivery of a music (EMI) museum on the site or a financial contribution in the sum of £100,000 to be secured.

9. Health: A financial contribution in line with the formula as contained in the Planning Obligations SPD equal to £216.67 per person.

10. Libraries: A financial contribution in line with the formula as contained in the Planning Obligations SPD equal to £23 per person.

11. Highways: A S278/38 agreement is required to be entered into to address all highways works as required by the Council's highways engineer.

12. Public Transport: A contribution in the sum of £20,000 has been sought by TfL: £10,000 for bus stop improvements on Clarendon Road and £10,000 towards Legible London Signing.

13. Travel Plans: Travel Plans are to be prepared and adhered to for the different aspects of this mixed use scheme.

14. Controlled Parking Scheme: To undertake a parking study and implement the

findings of the study the cost of which is to be met by the developer. The use of the existing s106 funds from the partially implemented extant scheme of £32,805.07 are to be utilised towards any parking scheme that is required as a result of the study. In the event that no controlled parking measures are required then these funds are to be incorporated into the Public Realm/Town Centre contribution.

15. Air Quality: A contribution in the sum of £25,000 for the local air quality monitoring network is required.

16. Project Management and Monitoring Fee: in line with the Planning Obligations SPD a contribution equal to 5% of the total cash contribution secured from the scheme to enable the management and monitoring of the resulting agreement is required.

17. Crossrail Contribution/Mayoral CIL: Payment to the GLA either the Mayoral CIL or a Cross Rail contribution (required under the operative Crossrail SPG), which ever is the greater amount.

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 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) 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.

E) That if the application is approved, the conditions and informatives set out in the officer's report be imposed.

61. **PRONTO INDUSTRIAL ESTATE AND 585 - 591 UXBRIDGE ROAD, HAYES 4404/APP/2013/1650** (*Agenda Item 8*)

Part 2 Part 3 storey building to be used for light industrial (Use Class B1(c)) purposes. (Revise design of Block B approved in 4404/APP/2011/2079).

Officers introduced the report.

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

Resolved

A) That the application be determined by the Head of Planning, Green spaces and Culture under delegated powers, subject to the completion of a deed of variation to the Section 106 Agreement accompanying planning permission ref. 4404/APP/2011/2079 to provide for the following obligations:

(i) Travel plans to be prepared in accordance with TFL guidance and implemented for the light industrial and the residential components of the

development.

(ii) The provision of a contribution of £19,571 towards educational facilities (inflation adjusted to account for the retail price index since March 2009).

(iii) The provision of a contribution of £11,844.95 towards health care facilities (inflation adjusted to account for the retail price index since March 2009).

(iv) The provision of a contribution of £10,000 toward community facilities (inflation adjusted to account for the retail price index since March 2009).

(v) The provision of a contribution of £1,486 towards local library facilities (inflation adjusted to account for the retail price index since March 2009).

(vi) A contribution of £2,500 for every £1 million build cost to provide for construction training.

(vii) The provision of a pedestrian access to Rosedale Park, including the provision of access control and CCTV provision.

(viii) A cash contribution equal to 5% of the total cash contribution to enable the management and monitoring of the requirements of the legal agreement.

B) That the applicant meets the Council's reasonable costs in the preparation of the deed of variation to the Section 106 agreement and any abortive work as a result of the deed not being completed.

c) That the officers be authorised to negotiate and agree detailed terms of the proposed deed of variation.

D) That, if the Section 106 agreement is not completed within a period of 3 months from the date of Committee consideration that delegated powers be granted to the Head of Planning, Green spaces and Culture to refuse the application for the following reason:

- The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of encouraging sustainable mode of transport, educational facilities, health care facilities, community facilities, library facilities, and the provision of convenient access and permeability to nearby recreational space). Given that a legal agreement to address this issue has not at this stage been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

E) That if the application is approved, the conditions and informatives set out in the officer's report be attached.

62. **BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON 532/APP/2014/28**
(Agenda Item 9)

Retention of 203 car parking spaces which were formerly permitted under a temporary planning permission.

Councillor John Hensley withdrew from the room for this item.

Officers introduced the report.

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.

63. **INITIAL HOUSE, 150 FIELD END ROAD, EASTCOTE, PINNER**
25760/APP/2013/3632 (*Agenda Item 10*)

Application made under S73 of the Town and Country Planning Act for minor material amendment to condition 2 of the Secretary of State's appeal decision APP/R5510/A/12/2183271 dated 8th January 2012 (LBH ref: 25760/APP/2012/2410) which was for Erection of a part four, part three and part two storey building with basement parking, comprising 11 one-bedroom, 27 two-bedroom and 4 three-bedroom residential flats and a retail unit on the ground floor fronting Field End Road (involving demolition of the existing building).

The application seeks to amend condition 2 and seeks the following:

- 1) Addition of 3 units all contained within the approved building envelope (Proposal to provide 45 units);
- 2) Alterations to the mix of accommodation proposed to comprise 14 x 1 bed, 30 x 2 bed and 1 x 3 bed;
- 3) Changes to the internal layout;
- 4) Changes to the basement design (45 spaces) and vehicular entrance ramp to the basement parking; and
- 5) External alterations to the appearance of the building.

Officers introduced the report and directed Members to note the changes in the addendum circulated at the meeting.

During discussion, the Committee amended Condition 17 to ensure parking spaces were allocated for the sole use of each residential unit. Condition 21 was also amended to include delivery and collection restriction on public holidays.

The recommendation contained in the officer's report and amended conditions were moved, seconded and on being put to the vote was agreed.

Resolved

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

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

1. **Affordable housing:** a financial contribution of £86,000 for off-site provision plus review mechanism
2. **Construction Training:** a financial contribution equal to £2500 per £1m build cost and coordinator costs equal to £18,814.16 or an in kind scheme
3. **Public Open Space :** a financial contribution of £55,000
4. **Town Centre Improvements:** a financial contribution of £20,000
5. **Education:** a financial contribution of £40,281
6. **Health:** a financial contribution of £14,126.88
7. **Libraries:** a financial contribution of £1,500.73
8. **Community Facilities:** a financial contribution of £20,000
9. **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 Councils reasonable costs in preparation of the Section 106 and/or 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 Agreements have not been finalised by 20th March 2014, 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 provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of affordable housing, employment and construction training, public open space, town centre improvements, education, health, libraries and community facilities). The proposals therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Councils 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 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 set out in the officer's report be imposed subject to changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision and subject to the changes in the addendum and the following amended conditions:

Amended Conditions

Condition 17 - No flat shall be occupied until details of a parking allocation scheme, for the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. This shall include 1 space allocated for the sole use of each residential unit with each disabled unit being allocated a disabled parking bay. That scheme shall be operated with the approved details for the lifetime of the development.

Condition 21 - Materials shall not be delivered to, or collected from, the site on Sundays, Public Holidays or outside of the hours 0700-1900 hours on Mondays to Saturdays; to include reference to Sundays, Public and Bank Holidays.

**64. SITE OF BUILDING 717, LOCATED BETWEEN SHEFFIELD WAY & SOUTHERN PERIMETER ROAD, HEATHROW AIRPORT (DUE EAST OF TERMINAL 4)
50657/APP/2013/2214 (Agenda Item 11)**

Demolition of existing warehouse buildings and erection of 602 bedroom 8-storey hotel with associated car parking (Outline application including details of access, appearance, layout and scale - landscaping reserved).

In introducing the report, officers directed the Committee to note the changes in the addendum circulated at the meeting. Members were informed verbally that an additional informative in relation to comments from the Access Officer should be

attached, as this had not been included in the report.

During discussion, the Committee amended Condition 2d in the addendum to add '...including swept paths' as the Highways officer was satisfied that the layout could be achieved but this had not been shown in the plans.

In response to a query raised about motor cycle parking; officers advised that although this was not shown in the plans, Condition 2d in the addendum had been amended to reflect this.

The Committee deleted Condition 14 (relating to site noise rating level) as no residents would be affected by noise and noted that Condition 15 relating to noise control would instead be more appropriate.

In answer to a question relating to bedroom windows facing 45 degree angle; officers advised that there was no policy relating to this issue but that the applicant had indicated their intention to install double blinds. The Committee added an additional informative.

A Member stated that an addition condition relating to the provision of air condition should be added. Officers advised that Condition 15 would cover this concern, as there was no policy to address this issue.

The Committee added an additional conditioning in respect of air pollution levels.

The recommendation contained in the officer's report, additional condition and informatives, amended Condition 2d and deletion of Condition 14 was moved, seconded and on being put to the vote was agreed.

Resolved

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, delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Green Spaces and Culture, and also those requested by the Greater London Authority and the following:

A) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:

1. Highways: to secure all necessary works and the provision of a Travel Plan including Sustainable Transport Measures (such as a hopper bus service), a Service and Delivery Plan, offsite coach parking and coach call forwarding.

2. Construction Training: either a financial contribution, or an in-kind scheme delivered during the construction phase of the development, should be secured (A financial contribution equal to £2500 for every £1m build cost plus coordinator costs equal to $20,186/7500 \times £71,675 = £192,910.86$ or in kind deliver).

3. Hospitality Training

4. An Employment Strategy

5. Improvements to public realm - including the access linkage between the proposed hotel and Terminal 4 (linking permission for elevated walkway to commencement of this permission).

6. Air Quality: in line with the SPD and given the site is located in an air quality management area then a contribution in the sum of £25,000.

7. Project Management and Monitoring Fee: a financial contribution equal to 5% of the total cash contributions towards the management and monitoring of the resulting agreement.

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 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) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before 31/03/2014, or such other date as agreed by the Head of Planning, Green Spaces and Culture, 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 provide contributions towards the improvement of services and the environment as a consequence of demands created by the proposed development (in respect of highways, sustainable transport, construction training, employment, public realm and air quality). The proposal therefore conflicts with Policies R17 and AM7 of the adopted Local Plan and the Council's Planning Obligations SPD and Air Quality 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 set out in the officer's report be imposed subject to the addendum (and amendment to Condition 2d to include ' swept paths'), deletion of Condition 14 and the following additional condition and informative:

Additional Conditions

Before the development is commenced a scheme for protecting the proposed accommodation from external air pollution shall be submitted and approved by the LPA. Any works which form part of such a scheme, including any air conditioning system, shall be completed before any part of the development is first occupied or used and measures put in place to ensure it is maintained for the life of the development.

Reason

To safeguard the amenity of residents in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

Additional Informatives:

- Comments from the Access officers are set out in the Decision Notice on page 14.
- ***'The applicant is encouraged to utilise measures to ensure that an appropriate amount of privacy is provided for future occupiers of the hotel hereby approved, particularly those within rooms facing the central courtyard'.***

65. FORMER ANGLERS RETREAT PH, CRICKETFIELD ROAD, WEST DRAYTON, UB7 7HG 11981/APP/2013/3307 (Agenda Item 12)

Demolition of existing single and two storey extensions and outbuildings associated with the public house. Retention and conversion of the original public house building to form 2 no. residential units plus the erection of an additional 14 no. residential units on the site, provision of a wild flower meadow, car parking, landscaping, amenity space and other associated works.

Officers introduced the report and directed Members to note the changes set out in the addendum circulated at the meeting.

In discussing the application, a Member commented that the site visit was useful and helpful, as they were able to observe and develop an understanding of the flood situation, as well as ascertain how the site would assist with flooding. The need to secure the safety of wide life was highlighted.

The Legal Advisor advised that planning obligation relating to wide life would be included as part of Condition 11.

In answer to a query relating to erected fixtures on the site, officers advised that the Town and County Planning Act allowed for people to be able to erect non-permanent fixtures in private gardens.

The Legal Advisor pointed out that Members could take comfort in the knowledge that with regard to Condition 21, this was a standard and accepted condition for removing Permitted Development (PD) rights.

Officers explained that there was the right to put up temporary buildings for only 21 days in General Permitted Development Order (GPDO). It would however, be unreasonable to remove rights for temporary structures such as swings. The GDPO allowed construction of outbuildings in residential gardens and the condition wording (which the Legal Advisor had confirmed was robust) prohibited such structures.

The Chairman added that this issue should be taken in context and pointed out that officers had taken the view of not removing all garden furniture, as doing so would be considered unreasonable.

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

Resolved

1. That the application be referred to the Secretary of State as a departure from

the provisions of the Development Plan and be referred back to the Greater London Authority.

2. That should the Secretary of State not call in the application and that should the Mayor not direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the Local Planning Authority for the purposes of determining the application, the Council enter into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or Section 278 Highways Act 1980 (as amended) and all appropriate legislation to secure:

(i) Transport: All on site and off site highways works as a result of this proposal, including improvements to the site access and footway reinstatement along the site frontage to connect the site with Thorney Mill Road

(ii) Health: The applicant provides a financial contribution of £8,038.46 towards health care in the area

(iii) Libraries: The applicant provides a financial contribution of £853.30 towards library provision in the area

(iv) Construction Training: Either a construction training scheme delivered during the construction phase of the development or a financial contribution of £5,375

(v) Affordable Housing: All Units to be affordable housing

(vi) Education: The applicant provides a financial contribution towards school places in the area commensurate with the estimated child yield of the development amounting to £52,409 (subject to full nominations rights)

(vii) A wild flower meadow to be established and retained, involving the removal of existing earth bunds, as well as management and access details. The S106 shall secure details of the wildflower meadow which shall be designed to benefit ecology and minimise flood risk and shall secure implementation of the works prior to occupation of any residential units.

(viii) Air Quality Monitoring: in line with the SPD a contribution towards Air Quality Monitoring is sought in the sum of £12,500

(ix) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution, to enable the management and monitoring of the resulting agreement.

3. That Officers be authorised to negotiate and agree detailed terms of the proposed agreement.

4. If a Section 106 agreement has not been signed by the 3rd March 2014, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture, that delegated authority be given to Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

- The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of highway improvements, education, health, libraries, construction training, affordable housing, ecological enhancements, project management and monitoring fee). Given that a legal agreement to address this issue has not at this stage been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

5. That subject to the above, the application be deferred for determination by the

	<p>Head of Planning, Green Spaces and Culture under delegated powers subject to the completion of the Agreement under Section 106 and other appropriate powers with the applicant.</p> <p>6. That if the application is approved, the conditions and informatives set out in the officer's report be attached and subject to changes in the addendum.</p>
66.	<p>FORMER NATIONAL AIR TRAFFIC SERVICES, PORTERS WAY, WEST DRAYTON 5107/APP/2013/3397 (<i>Agenda Item 13</i>)</p> <p>Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 3, third application (66 residential units) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010, for the proposed mixed used redevelopment of the Former NATS Site.</p> <p>Officers introduced the report.</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>
67.	<p>FORMER YIEWSLEY SWIMMING POOL SITE, OTTERFIELD ROAD, YIEWSLEY 18344/APP/2013/3564 (<i>Agenda Item 14</i>)</p> <p>Redevelopment of site to provide mixed use development including one three-storey block comprising health centre and gym; one two-storey block comprising 12 supported housing/living flats and associated accommodation; car parking; landscaping; and ancillary development.</p> <p>In introducing the report, officers directed members to note the changes in the addendum circulated at the meeting. The Committee was informed that the first sentence in Condition 17 should be deleted, as the certificate from the Police would cover all security aspects within Condition 11.</p> <p>It was reported that an email had been received from a Ward Councillor in support of this application.</p> <p>In discussing the application, the Committee noted that there were a total of 20 parking spaces which were not specified in the report.</p> <p>A Member added that these must be specified, particularly for doctors and patients. Officers advised that 3 disabled parking spaces would be provided for the public but would not be allocated to the health centre. It was explained that the transport assessment had highlighted a maximum of 35 spaces but the number of parking spaces required specifically for staff was not yet known. Members were informed that there was a great deal of spare capacity for parking in the area and as such, would allow for spaces to be allocated to the health centre.</p> <p>Members were also informed that the Head of Term relating to car parking strategy likewise required securing how the spaces would be allocated between the different uses. This would be less feasible until more detail regarding operator needs were supplied.</p>

A Member stressed that it was essential for spaces to be allocated for patients, as the existing surgery in Yiewsley currently had no spaces allocated for patients. Officers advised that parking accumulations took account of staff and visitor car parking and the legal agreement would ensure that only a proportion of the parking would be allocated to staff.

In answer to a further query about parking for people in supported housing, officers advised that supported housing would be for the type of occupier who would not be driving.

In response to concerns raised about the use of ambulance parking space behind the surgery, officers confirmed that this space would be for the sole use of ambulances and not for any other uses. The space would be used only for ambulance to park in, to ensure people needing medical attention could be picked up.

Concerns were expressed as to how secure the proposal for the provision of the health centre was. Officers advised that there had been substantial liaison between Council officers and the applicant.

The Committee attached additional conditions to ensure the following:

- No gates were opened on the highways or public foot path
- Lights were automatically switched off, to safeguard residential occupiers against light disturbance
- Windows on the eastern elevation were none-opening.

The recommendation contained in the officer's report and additional conditions was moved, seconded and on being put to the vote was agreed.

Resolved

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

A. That the applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a Statement of Intent (Statement) to make provision for the following matters as would a third party developer under section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:

1. Car parking strategy: To be undertaken prior to occupation of the development. The strategy shall set out how the proposed car parking provision (20 spaces) shall be provided within the public car park and how those spaces will be allocated to users of the development including visitors to the Health Centre. The strategy shall be agreed in writing by the Local Planning Authority.

2. Travel Plan: Prior to first occupation a full travel plan to be submitted and approved by the council to encourage users, in particular staff, of the development to travel by sustainable modes of transport.

3. Supported Housing: The 12 residential units shall provide supported living to tenants with moderate to high learning disabilities and in need of on-site 24 hour

care and support for the lifetime of the development.

4. Construction Training: A sum of £2500 for every £1m build cost plus Coordinator costs ($12/160 \times £71,675 = £5375.63$) + ($1582/7500 \times 71,675 = £15118.64$) = £20,494.28.

5. Employment Strategy.

6. Air Quality: A sum of £12,500 towards air quality monitoring.

7. Libraries: A sum of £276 towards library improvements.

8. Energy: A sum of £23,400 to be paid to the Local Planning Authority to make up for the shortfall in CO2 reductions for the development.

9. Project management & Monitoring fee: A contribution equal to 5% of the total cash contributions or a sum of £1,000 (whichever is the greater) secured to enable the management and monitoring of the resulting agreement.

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.

C. That the officers be authorised to negotiate the terms of the proposed agreement.

D. That, if the S106 agreement has not been finalised within 6 months, under the discretion of the Head of Planning, Green Spaces and Culture, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.

E. That if the application is approved, the conditions and informatives set out in the officer's report be attached and subject to the addendum, amended Condition 17(to delete 'without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details') and the following additional conditions:

Additional conditions

- Notwithstanding the plans hereby approved, no gates shall be installed which open over public highways or footways.

Reason

To ensure that the proposed development does not introduce gates which would be prejudicial to the use of the highway/footway or prejudicial to highway and pedestrian safety in accordance with Policies AM7, AM8, AM9 and AM10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- The health centre and gym hereby approved shall be fitted with technology to ensure that the lights are automatically switched off when the premises are not in use.

	<p>Reason</p> <p>To ensure the lights do not disturb the amenity of the nearby residential occupiers and to reduce carbon dioxide emissions arising from the development in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.2 and 5.3 of the London Plan.</p> <p>- Notwithstanding the plans hereby approved, the second floor windows (serving the health centre/gym) facing north and east shall be fixed shut and non-opening for the life of the development.</p> <p>Reason</p> <p>To ensure that noise arising from the internal uses on the second floor is contained/mitigated and does not have a detrimental impacts on the amenity of existing and future nearby sensitive occupants in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p>
68.	<p>PIELD HEATH RC SCHOOL, PIELD HEATH ROAD, HILLINGDON 5383/APP/2014/350 (<i>Agenda Item 15</i>)</p> <p>Construction of cycle track.</p> <p>Officers introduced the report.</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>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.48 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nadia Williams on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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