

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

25 March 2014

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), Janet Duncan (Labour Lead), Wayne Bridges, John Morgan and Brian Stead</p> <p>LBH Officers Present: Matt Duigan, Planning Services Manager, Adrien Waite, Major Applications Planning Manager, Paul Harrison, Principal Highways Consultant, Sarag White, Legal Advisor and Charles Francis, Democratic Services.</p>
69.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillors Michael Markham and Dave Allam. There were no substitutes present.</p>
70.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
71.	<p>TO SIGN AND RECEIVE THE MINUTES OF 11 FEBRUARY 2014 (<i>Agenda Item 3</i>)</p> <p>Were agreed as an accurate record.</p>
72.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
73.	<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 (<i>Agenda Item 5</i>)</p> <p>All items were considered in public.</p>
74.	<p>GARAGE BLOCK SITE, CULVERT LANE, UXBRIDGE - 69659/APP/2013/3796 (<i>Agenda Item 6</i>)</p> <p>Demolition of existing garage block and construction of bungalow with associated parking and external works</p> <p>Officers introduced the report and referred to the changes set out in the Addendum sheet.</p>

In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting. The lead petitioner raised the following points:

- The proposal would adversely affect the character of the local area as Culvert Lane did not contain any bungalows.
- The proposal would not be keeping with the local area.
- The proposal would adversely affect vehicular movements within Culvert Lane, and specifically, problems would arise from the removal of a convenient turning point for residents living within the Lane.
- The removal of the turning point would also affect the access and egress of emergency, service and delivery vehicles.
- In relation to refuse collection, the proposal would result in residents being forced to move their rubbish half way down the Lane to enable it be collected as the proposal would result in refuse engineers having to carry waste in excess of their contractual conditions.
- Changes to the highway would result in greater risk to residents as there was no footpath. Residents would be forced to walk greater distances than was currently the case to and from their homes.
- The proposal would adversely affect the local environment
- The proposal would create displaced parking
- Alternatives to the proposal had not been considered

A representative of the applicant did not address the meeting.

The Committee raised a number of concerns which included clarification of the current refuse arrangements (including the carriage distances), the Highways implications of the proposal and the ownership of the trees within the red line of the site.

In relation to refuse, Officers confirmed that they needed to check what the exact arrangements were and what the implications might be regarding carriage distances.

With regards to the points raised by the petitioner about turning circles, Officers confirmed that Highways had assessed the proposal and raised no objections on the basis that the applicant provided scaled drawings of the access and parking layout in compliance with the Authorities highway design standards for approval prior to the commencement of works. Officers suggested that Members might consider a site visit as a way of investigation the turning circle concerns further.

Addressing the points raised by the Committee about the trees within the red line of the site, Officers explained that further investigations were necessary before they could comment on whether or not the requisite tree certificates had been correctly served.

On being put to the vote, it was moved, seconded and agreed that the application be deferred for a site visit and for further information to be provided on how waste collection worked, the ownership of the trees within the site and clarification about tree certificates.

Resolved – That the application be deferred for a site visit and that Officers be requested to provide further information on:

- **Information on how waste collection works in the area/waste comments.**
- **Information on ownership of trees/have certificates been correctly served.**

<p>75.</p>	<p>THE OLD VINYL FACTORY SITE, BLYTH ROAD, HAYES - 59872/APP/2013/3628 <i>(Agenda Item 7)</i></p> <p>Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for the first phase: The Boiler House (54 residential units, and 469sqm of A1/A2/A3/A4/A5/B1 floor space), of planning permission ref: 59872/APP/2012/1838 dated 19/04/2013: Outline planning application for a mixed use development of the Old Vinyl Factory site including the demolition of up to 12,643sqm of buildings and construction of up to 112,953sqm (112,953sqm includes the retention and re-use of 784sqm of the Power House and 901sqm Pressing Plant) of new floorspace. Uses to include up to 510 residential units (maximum area of 49,000sqm GEA), up to 7,886sqm of new B1 floorspace, up to 4,000sqm of A class uses (A1, A2, A3, A4, A5), up to 4,700sqm of D1 and D2 uses, an energy centre (up to 950sqm), car parking, works to access and creation of new accesses and landscaping.</p> <p>Officers introduced the report and referred to the changes set out in the Addendum sheet.</p> <p>In relation to the reserve matters, Members asked Officers to clarify the design of the outside amenity space, the design and colour of the outside walls and balcony design.</p> <p>In response, Officers confirmed that a buffer strip had been incorporated into the amenity space and the roof top design incorporated best practice. Officers explained that the Design and Heritage Officer had worked closely with the Developer and it was proposed that the building would be clad in metal tiles which did not cause any problems with regards to glare or effect the performance of radar. With regards to the design of the balconies, Officers confirmed that these would not use obscured glass and instead use powdered coated steel.</p> <p>Resolved -</p> <p>That the application be Approved as per the officers recommendation and addendum sheet.</p>
<p>76.</p>	<p>T5 BUSINESS AND N2 CAR PARKS, NORTHERN PERIMETER ROAD, HEATHROW AIRPORT - 69671/APP/2013/3871 <i>(Agenda Item 8)</i></p> <p>Erection of a car park deck within the T5 Business Car Park to provide an additional 350 parking spaces and the conversion of the N2 Car Park from contractor parking to an additional T5 Long Stay Car Park with 790 spaces. (Consultation under Schedule 2, Part 18 of The Town and Country Planning (General Permitted Development) Order 1995)</p> <p>Officers introduced the report and highlighted the changes set out in the Addendum.</p> <p>The Committee raised a number of concerns including energy conservation matters and glare arising from the proposed carpark. Officers confirmed that both these concerns were addressed in the Officer report.</p> <p>The recommendation contained in the officer's report was moved, seconded and on being put to the vote was agreed</p> <p>Resolved - That no objection was received, and aged as per the officer recommendation and addendum.</p>

77.	<p>FORMER RAF UXBRIDGE, HILLINGDON ROAD. UXBRIDGE - 585/APP/2014/17 <i>(Agenda Item 9)</i></p> <p>Reserved matters (appearance, layout, scale and landscaping) in compliance with conditions 2 and 3 for the construction of a Flood Compensation Scheme within the eastern side of the 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>Officers introduced the report and highlighted the changes set out in the Addendum.</p> <p>In relation to glare and energy concerns, the Committee noted that these issues were addressed in the report.</p> <p>It was moved, seconded and on being put to the vote agreed that no objections be raised in relation to the consultation.</p> <p>Resolved -</p> <p>That the application be Approved as per officer recommendation and addendum sheet.</p>
78.	<p>ALDI, 141 HIGH STREET, YIEWSLEY - 50096/APP/2013/3820 <i>(Agenda Item 10)</i></p> <p>External alterations to existing retail premises and amalgamation of the two existing Class A1 retail units.</p> <p>Officers introduced the report and highlighted the changes set out in the Addendum.</p> <p>It was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p>Resolved -</p> <p>That the application be Approved as per the officer recommendation</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.15 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.