

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

24 June 2014

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors John Hensley (Vice-Chairman), Peter Curling, Jazz Dhillon, Ian Edwards, Henry Higgins, John Morgan, Brian Stead, Alan Chapman and John Morse</p> <p>LBH Officers Present: Matt Duigan - Planning Services Manager, Adrien Waite - Major Applications Manager, Syed Shah - Highways Engineer, Sarah White - Legal Adviser, Gill Oswell - Democratic Service</p>
12.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillors Eddie Lavery and Janet Duncan with Councillors Alan Chapman and John Morse substituting.</p>
13.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING ON 5 JUNE 2014 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 5 June 2014 were agreed as a correct record.</p>
14.	<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>
15.	<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>It was confirmed that all items would be discussed in public.</p>
16.	<p>40A - 50 STATION ROAD, HAYES - 11563/APP/2013/2076 (<i>Agenda Item 6</i>)</p> <p><i>Part conversion and part redevelopment to provide 5 retail units and a 64 bedroom hotel, with associated servicing facilities and car park.</i></p> <p>Officers introduced the report advising the Committee that the plans sent out with the agenda were incorrect and the correct plans had been circulated to members of the committee. A brief summary of the application was given and the differences between the plans were highlighted.</p> <p>In accordance with the Council's constitution the agent addressed the meeting; the petitioner was not present at the meeting</p>

The agent made the following points:-

- Hayes was currently undergoing a transformation.
- The application was for a key site in Hayes Town Centre.
- The site was close to transport links in the area.
- Local residents had questioned the need but this was set out in Hillingdon's policies.
- The area was a preferred location for Hotels in the borough.
- This application would contribute to the shortfall of hotel rooms in the area.
- This was an excellent location for a hotel as visitors would support local retail outlets.
- There was a limited need for onsite parking and some parking had been accommodated on site.

Concerns were raised in relation to the access from Station Road as this was to be a shared space when the road is re-opened to traffic.

Officers advised the Committee that it was not felt that the access would not have much of an impact as a heavy duty crossover was being looked at to facilitate access.

A member asked officers to clarify how cars would access and egress the parking spaces at the rear of the site when deliveries were taking place as spaces would be blocked during these times.

Officers advised that this was not envisaged to be an issue as the deliveries would be infrequent and it was not felt there would be a high level of parking demand as there were only 12 spaces in total, which included 6 disabled spaces. It was suggested that as the Committee had concerns condition 6 could be amended to encompass that eventuality. The Committee agreed to condition 6 being amended. The Committee were advised that there were no parking standards for Hotels so a view was taken on its location. Parking had been assessed in the transport assessment and the level of parking provided was considered to be acceptable. The surrounding roads were subject to a Controlled Parking Zone so there would not be an option for on street parking by visitors to the Hotel.

In answer to an issue raised in relation to the turning circle for delivery and refuse vehicles, officers advised that there was sufficient space for delivery vehicles to reverse in and exit in forward gear. The proposed delivery arrangements would be no different to those in operation for the existing retail units. Condition 9 would need to be signed off by officers prior to commencement of the development.

A member asked whether the application was providing a drop off and pick up point for coaches.

Officers advised that as the site was not in the operation area of the hoppla bus as this was only provided for larger hotels, there was no need for a drop off and pick up point and would be up to the Hotel Management to address.

The recommendation with the amendment to the S106 in relation to CIL contributions 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:

That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

- (i) Travel Plan, including a £20,000 Bond,**
- (ii) Hayes Town Centre Improvements: £20,000 to include highway and pedestrian improvement works on Station Road,**
- (iii) Construction Training: £2500 per £1m build costs + Coordinator Costs: $1000/7500 \times £71,765 = £9556.66$ or in kind provision.**
- (iv) Hospitality/Employment Training: In kind provision.**
- (v) Project Management & Monitoring Fee: Financial contribution equal to 5% of total cash contributions.**

2. 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 the 15th July 2014 or any other period deemed appropriate that delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

'The applicant has failed to provide a commensurate package of planning benefits to maximise the health and social benefits, namely transportation, town centre improvements, construction training, hospitality training and project management of the scheme to the community. The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

3. That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

4. 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.

5. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement. 6. That on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers.

7. That if the application is approved, the conditions and informatives set out in the officers report be attached except Condition 6 which was amended as follows:-

Amend condition 6 to read:-

'A Delivery and Service Plan, including management measures for the car park and hours for servicing & deliveries, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being occupied. The development shall be implemented in accordance with the Delivery and Service Plan for so long as the development remains in existence.

REASON

To ensure that servicing of the site does not prejudice highway safety, in accordance with Policy AM7 (ii) of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 6.3 of the London Plan (July 2011).'

	The meeting, which commenced at 6.00 pm, closed at 6.38 pm.
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These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Oswell on Democratic Services Officer 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.