

**Minutes****MAJOR APPLICATIONS PLANNING COMMITTEE**

17 July 2014

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



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Hensley (Vice-Chairman), Janet Duncan (Labour Lead), Henry Higgins, Brian Stead, Raymond Graham, Carol Melvin and Beulah East</p> <p><b>LBH Officers Present:</b> Matthew Duigan, Planning Service Manager Meghji Hirani, Planning Contracts &amp; Planning Information Manager Paul Harrison, Principal Highway Engineer Nicole Cameron, Legal Advisor Nadia Williams, Democratic Services Officer</p>
18.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillors Peter Curling, Ian Edwards, John Morgan and Jazz Dhillon. Councillors Beulah East, Raymond Graham and Carol Melvin attended in their place with the exception that there was no substitute for Cllr Dhillon.</p>
19.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Henry Higgins declared a non-pecuniary interest in item 8 - Riverside Health and Racquets Club, Ducks Hill Road, Northwood, as one of the tennis club coach was known to him. He remained in the meeting and took part in the decision of this item.</p>
20.	<p><b>TO RECEIVE THE MINUTES OF THE MEETINGS HELD ON 7 MAY, 12 JUNE AND 24 JUNE 2014</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 7 May, 12 June and 24 June were agreed as a correct record.</p>
21.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>There had been no items notified in advance or as urgent.</p>
22.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be heard in public.</p>

23. **272-276 BATH ROAD, SIPSON 464/APP/2014/1210** (*Agenda Item 6*)

**Change of use of existing building from office (Use Class B1(a)) to 123-room Hotel (Use Class C1), including 4-storey side extension (to rear of adjacent petrol station), and 4-storey rear extensions, and associated alterations to landscaping and car parking.**

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

An additional plan was reported and Condition 4 (2a) was amended to include refuse management plan.

Condition 14 (2d) was also amended to include disabled parking spaces and provision for two motor cycle spaces.

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 relevant conditions set out below:**

**EITHER:**

**A)(1) That prior to the Council's Community Infrastructure Levy coming into force, 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).**
- 2. Construction Training: either a financial contribution, or an in-kind scheme delivered during the construction phase of the development, should be secured (in either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost).**
- 3. 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.**
- 4. 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.**

**OR:**

**A)(2) That following the Council's Community Infrastructure Levy coming into force, 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).
- 2. Construction Training:** either a financial contribution, or an in-kind scheme delivered during the construction phase of the development, should be secured (in either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost).
- 3. 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.
- 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 28/07/2014, 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 construction training and air quality). The proposal therefore conflicts with Policy R17 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 should the application be approved following the Council's Community Infrastructure Levy coming into force, the applicant shall pay the required levy on the additional floorspace created.**
- G) That if the application is approved, the conditions and informatives in the officer's report, amendments to Conditions 4 (2A), 14(2d), amended plan and changes outlined in the addendum be imposed.**

24. **LAND AT SIPSON FARM, SIPSON ROAD, SIPSON 45408/APP/2014/1678**  
(Agenda Item 7)

**Application to vary condition 2 of planning permission reference 45408/APP/2009/340 dated 21 May 2009 in order to extend the deadline for completion of permitted operations from 20 May 2014 to 5 August 2017.**

Officers introduced the report and directed Members to note the changes in the addendum circulated at the meeting. It was noted that a response had been received from the Greater London Authority confirming that the Mayor of London did not need to be consulted further on this application.

	<p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved - That the application be approved subject to the condition and informatives set out in the officers report and changes outlined in the addendum.</b></p>
25.	<p><b>RIVERSIDE HEALTH &amp; RACQUETS CLUB, DUCKS HILL ROAD, NORTHWOOD 272/APP/2014/1234</b> (<i>Agenda Item 8</i>)</p> <p><b>Installation of a temporary three court tennis dome, fan housing and ancillary facilities.</b></p> <p>Officer introduced and outlined details of the report.</p> <p>Members raised concerns about ensuring that the site was adequately screened and attached an additional informative to advise the applicant.</p> <p><b>Resolved:</b></p> <ol style="list-style-type: none"> <li><b>1. That the application be referred to the Secretary of State as a departure from the provisions of the Development Plan, in accordance with the Town and Country Planning (Consultation) (England) Direction 2009.</b></li> <li><b>2. That should the Secretary of State not call in the application, the application be deferred for determination by the Head of Planning, Culture and Green Spaces under delegated powers.</b></li> <li><b>3. That if the application is approved, the conditions and informatives set out in the officer's report be attached.</b></li> </ol>
26.	<p><b>AIRLINK HOUSE, 18-22 PUMP LANE, HAYES 5505/APP/2014/1499</b> (<i>Agenda Item 9</i>)</p> <p><b>Variation of conditions 13 (Noise) and 23 (Operating Hours) of planning permission ref: 5505/APP/2011/3064 dated 06/11/2012 to extend the hours to which music can be played and to extend the hours during which staff can be in the restaurant, banqueting halls and bar areas (Application to vary condition 2 of planning permission ref: 5505/APP/2010/2455 to make minor internal alterations at the ground, first and second floor level and increase height of rear extension adjoining northern boundary by 1.3m).</b></p> <p>Officer introduced and outlined details of the 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><b>Resolved:</b></p> <p><b>That delegated powers be given to the Head of Planning, Green Spaces &amp; Culture to grant planning permission, subject to the following:</b></p> <ol style="list-style-type: none"> <li><b>1. That the Council enter into a Deed of Variation, in order to insert the new planning reference number into the existing Agreement dated 6-11-2012, attached to planning permission ref 5505/APP/2011/3064.</b></li> </ol>

	<p>2. That in respect of the application for planning permission, 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 agreement not being completed.</p> <p>3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.</p> <p>4. If the Deed of Variation has not been finalised by 30th July 2014 of the date of this resolution, that delegated authority be granted to the Head of Planning, Culture and Green Spaces to refuse the application for the following reason:</p> <p style="padding-left: 40px;">'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 air quality and a Green Travel Plan). The proposal therefore conflicts with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)'.</p>
27.	<p><b>FORMER SUNLIGHT SERVICES, SILVERDALE INDUSTRIAL ESTATE, HAYES 36529/APP/2014/1450</b> (<i>Agenda Item 10</i>)</p> <p><b>Change of use from B1c/B2 (Light/General Industry) to B1c/B2/B8 (Light /General Industry and Storage and Distribution).</b></p> <p>Officer introduced and outlined details of the report.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved - That the application be approved subject to the conditions and informatives outlined in the officer's report.</b></p>
28.	<p><b>CHARTER PLACE, VINE STREET, UXBRIDGE 30675/APP/2014/1345</b> (<i>Agenda Item 11</i>)</p> <p><b>Refurbishment and extension of existing office building (Class B1a) with up to 1000sqm of ancillary Class A1, A3, D2 uses, including a 6-storey extension to the Vine Street elevation, a 3-storey extension to the Windsor Street elevation, and an extension at roof level, together with revised parking and servicing arrangements, enhanced landscaping and associated public realm improvements.</b></p> <p>Officers introduced the report and directed Members to note the changes in the addendum circulated at the meeting. It was noted that the proposed development covered all uses that would be accepted in a town centre location.</p> <p>Standard condition COM11 was deleted, as it was considered that it was highly unlikely that a gym would have an unacceptable use in a town centre location.</p> <p>In response to a query raised about the external material proposed, officers advised that these would be required to be approved in writing by the Local Planning Authority as set out in Condition 4.</p> <p>The recommendation contained in the officer's report was moved, seconded and on being put to the vote was agreed.</p>

**Resolved:**

**That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission subject to the relevant conditions set out below:**

**EITHER:**

**A)(1) That prior to the Council's Community Infrastructure Levy coming into force, 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 highways works as required.**
- 2. Travel Plan: Securing a Travel Plan, including a £20,000 bond.**
- 3. Public Realm: A scheme of works to the Windsor Street / Charter Place area to be agreed between the Developer and the Council, to be carried out at the applicant's expense.**
- 4. Construction Training: Either a financial contribution, or an in-kind scheme delivered during the construction phase of the development, should be secured (in either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost + 14/160 x £71,675 = total contribution).**
- 5. 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.**

**OR:**

**A)(2) That following the Council's Community Infrastructure Levy coming into force, 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 highways works as required.**
- 2. Travel Plan: Securing a Travel Plan, including a £20,000 bond.**
- 3. Public Realm: A scheme of works to the Windsor Street / Charter Place area to be agreed between the Developer and the Council, to be carried out at the applicant's expense.**
- 4. Construction Training: Either a financial contribution, or an in-kind scheme delivered during the construction phase of the development, should be secured (in either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost + 14/160 x £71,675 = total 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 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 31/10/2014, 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, public realm, and construction training). The proposal therefore conflicts with Policy R17 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 should the application be approved following the Council's Community Infrastructure Levy coming into force, the applicant shall pay the required levy on the additional floorspace created.**

**G) That if the application is approved, the conditions and informatives set out in the officer's report be imposed, together with the deletion of Condition COM11 and changes outlined in the addendum.**

29. **21 HIGH STREET, YIEWSLEY 26628/APP/2014/675 (Agenda Item 12)**

**Erection of part 4, part 5 storey building to provide 51 self-contained residential units (22 x 1 bedroom and 29 x 2 bedroom) and three ground floor retail units Use Class A1 (217sqm) with 47 car parking spaces, 4 motorcycle spaces and 52 cycle parking spaces, communal and private amenity areas and landscaping works.**

Office introduced the report and directed Members to note the changes in the addendum circulated at the meeting and in particular, the attached most recent version of the plans to that shown in the plans pack.

It was reported that the proposed development was very similar to the scheme that had been appealed and sited within a secondary frontage. The Committee was also asked to note that the appeal scheme was a material consideration in terms of height, bulk and size.

Officers verbally amended Condition 7 to include parking allocations for the commercial component of the proposed development.

In response to a query raised about 50 parking spaces being available to 51 flats, it agreed that the Condition 7 should be modified (last sentence) to read 'parking shall remain allocated and designated'

With regard to concerns about the lack of contribution to parks and public play areas

(to take account of the two bedroom apartments that may be occupied by families with children), officers advised that the work scheme included a children's play area.

The recommendation contained in the officer's report, additional condition 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 relevant conditions set out below:**

**A)(1) That prior to the Council's Community Infrastructure Levy coming into force, 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:**

- i. Affordable Housing: that the scheme to be delivered with 5 units as Affordable with the tenure to be agreed.**
- ii. Education: a contribution in the sum of £123,825.00 is sought.**
- iii. Health: a contribution in the sum of £16,622.00 (£216.67 x 76.72) is sought.**
- iv. Libraries: a contribution in the sum of £1,762.00 is sought.**
- v. Public Realm/Town Centre: a contribution in the sum of £10,000 is sought.**
- vi. Canalside improvements: a contribution in the sum of £20,000.00 is sought.**
- vii. Air Quality: a contribution in the sum of £25,000 is sought.**
- viii. Construction Training: either a contribution equal to the formula (£2,500 for every £1m build cost number of units/160 x£71,675 = 22,821.00 Total Contribution) or an in kind training scheme equal to the financial contribution delivered during the construction period of the development. As discussed our preference is for an in kind scheme to be delivered.**
- ix. The provision of a travel plan including £20,000.00 Bond.**
- x. Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contributions secured from the scheme to enable the management and monitoring of the resulting agreement, is sought.**

**OR;**

**A)(2) That following the Council's Community Infrastructure Levy coming into force, 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:**



- i. **Affordable Housing:** that the scheme to be delivered with 5 units as Affordable with the tenure to be agreed.
- ii. **Canalside improvements:** a contribution in the sum of £20,000.00 is sought.
- iii. **Air Quality:** a contribution in the sum of £25,000 is sought.
- iv. **The provision of a travel plan including £20,000.00 Bond.**

**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 28/07/2014, 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 construction training and air quality). The proposal therefore conflicts with Policy R17 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 should the application be approved following the Council's Community Infrastructure Levy coming into force, the applicant shall pay the required levy on the additional floorspace created.**

**G) That if the application is approved, the conditions and informatives in the officer's report, amendment to Condition 7 and changes outlined in the addendum be imposed.**

30. **CAXTON HOUSE, TROUT ROAD 3678/APP/2013/3637** *(Agenda Item 13)*

**Erection of 44 residential apartments with associated access, car parking, landscaping, and associated works (involving demolition of existing buildings).**

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

In response to a query raised about there being only 35% requirement of affordable housing, officers advised that in terms of S106 agreement, it was likely that it would be 100% but would depend on the applicant's funding/partnership arrangements.

The Legal Advisor advised that the S106 agreement would be between the Council and the provider.

Condition 8 was amended to ensure that parking was designated and allocated for the sole use of the units.

The recommendation contained in the officer's report and amendment to Condition 8 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 relevant conditions set out below:**

**A) (1) That prior to the Council's Community Infrastructure Levy coming into force, 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: S278/S38 agreement may need to be entered into to secure highways works subject to comments from the Highways Officer.**
- 2. Affordable Housing: The scheme to deliver 35% of the units as Affordable Housing with the tenure to be agreed.**
- 3. Education: a contribution in the sum of £160,216.00 is sought.**
- 4. Health: a contribution in the sum of £15,173.73 is sought.**
- 5. Libraries: a contribution in the sum of £1,611.15 is sought.**
- 6. Air Quality: a contribution in the sum of £25,000.00 is sought.**
- 7. Construction Training: either a contribution equal to the formula ( $\text{£}2,500 \text{ for every } \text{£}1\text{m build cost} + \text{number of units}/160 \times \text{£}71,675 = \text{Total Contribution of } \text{£}19,710.63$ ) or an in-kind training scheme equal to the financial contribution delivered during the construction period of the development with the preference being for an in-kind scheme to be delivered.**
- 8. Canal and River Trust: a contribution in the sum of £15,000.00 is sought.**
- 9. Safeguarding the strip of land to be used for public highway widening.**
- 10. Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contributions secured from the scheme to enable the management and monitoring of the resulting agreement, is sought.**

**Or**

**A) (2) That following the Council's Community Infrastructure Levy coming into force, 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:**

- i. **Highways: S278/S38 agreement may need to be entered into to secure highways works subject to comments from the Highways Officer.**
- ii. **Affordable Housing: The scheme to deliver 35% as Affordable Housing with the tenure to be agreed.**
- iii. **Canal side improvements: a contribution in the sum of £15,000.00 is sought.**
- iv. **Air Quality: a contribution in the sum of £25,000 is sought.**
- v. **The provision of a travel plan including £20,000.00 Bond.**
- vi. **Safeguarding the strip of land to be used for public highway widening.**

**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 28/07/2014, 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 affordable housing, transfer of land for highway widening, canal side improvements, travel plan, education, health, libraries, transfer construction training and air quality). The proposal therefore conflicts with Policy R17 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 should the application be approved following the Council's Community Infrastructure Levy coming into force, the applicant shall pay the required levy on the additional floorspace created.**

**G) That if the application is approved, the conditions and informatives set out in the officer's report, amendment to Condition 8 and changes outlined in the addendum be imposed.**

**31. RAINBOW AND KIRBY INDUSTRIAL ESTATES, TROUT ROAD, YIEWSLEY 38058/APP/2013/1756 (Agenda Item 14)**

**Demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme (C3), 1,529.4sqm light industrial floorspace comprising 17 business units (B1c) and 611.30sqm of restaurant/cafe (A3) floorspace associated open space, car parking and landscaping. (Outline application).**

Officer introduced and outlined details of the report.

It was noted that the application had been originally approved at the Major Planning Applications Committee meeting on 22 January 2014 and not the Central and South Planning Committee as stated in the officer's 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 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) A s278 shall be entered into to secure the following highways works:
  - pedestrian footway widen and redesign improvement schemes and schemes to mitigate other deficiencies highlighted in the PERS Audit.
  - Improvements of the Uxbridge to Heathrow Cycle Route and the upgrade of the cycle route along the Grand Union Canal.
  - Measures for improving pedestrian safety mainly by enhancing pedestrian visibility when crossing adjacent site junctions.**
- ii) Affordable Housing: Deliver the Extra Care Home as affordable housing component (32%).**
- iii) Health: a contribution in the sum of £46,022.87.**
- iv) Public Realm: a contribution of £75,000.**
- v) Community facilities: a contribution of £40,000.**
- vi) Libraries: a contribution in the sum of £4,885.43.**
- vii) Construction Training: a contribution equal £2500 per £1m build cost and a financial contribution of £66,747.34 for the work place coordinator.**
- viii) Education: a payment in the sum of £299,083**
- ix) Employment Strategy: the Employment Strategy will need to demonstrate how the employment aspect of the development will be effectively marketed so as to endeavour to secure long terms B1 employment on the site.**
- x) Project Management and Monitoring Fee: Financial contribution equal to 5% of all financial contributions.**
- xi) Future residents of the scheme will not be entitled to parking permits**
- xii) Travel Plan.**

**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. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 3 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture, then the application may be referred back to the Committee for determination.**

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

	<p><b>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.</b></p> <p><b>F) That if the application is approved, the conditions contained within the report be imposed subject to all references to drawings AA1832/2.1/021R.A and AA1832/2.1/23R.A being replaced with drawings AA1832/2.1/021R.B and AA1832/2.1/23R.B and any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.</b></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 Nadia Williams on Democratic Services Officer 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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## HILLINGDON LONDON

<b>Meeting:</b>	<b>Major Applications Planning Committee</b>	
<b>Date:</b>	<b>17 July 2014</b>	<b>Time: 6:00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>	

### ADDENDUM SHEET

<b>Item 6</b>	<b>Page: 21</b>	<b>Location: 272 - 276 Bath Road, Sipson</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
An amended Proposed Second Floor plan has been received showing the link between buildings (see Appendix 1).		For Clarity.

<b>Item 7</b>	<b>Page: 53</b>	<b>Location: Land at Sipson Farm, Sipson Road</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
Delete: Recommendations 1 and 2. (page 54) Add: 'Approval subject to the following conditions'.		The Mayor of London does not need to be consulted further on this application.
Correspondence from the Greater London Authority (GLA):  "I refer to your letter received on 26 June 2014 consulting the Mayor of London on the above planning application, which is referable under category 2A of the Schedule to the Order 2008. I have assessed the details of the application and have concluded that the proposal to vary condition two of planning permission 45408/APP/2009/340 dated 21 May 2009 in order to extend the deadline for completion of permitted operations from 20 May 2014 to 5 August 2017 does not raise any new strategic planning issues.  Under article 5(2) of the above Order the Mayor of London does not need to be consulted further on this application. Your Council may therefore proceed to determine the application without further reference to the GLA".		

<b>Item 11</b>	<b>Page: 131</b>	<b>Location: Charter Place, Vine Street, Uxbridge</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
<p>The applicant seeks the ability to install ancillary uses (including Classes A1 (Retail), A3 (Cafe/Restaurant) or D2 (Gym)). In the absence of any specific tenants or operation, it is unknown at this stage where, and if at all, this flexible use floorspace will be located within the building.</p> <p>Add standard condition COM11 - restricting the D2 use to a gym.</p>		For Clarity.

<b>Item 12</b>	<b>Page: 165</b>	<b>Location: 21 High Street, Yiewsley</b>
<b>Amendments/Additional Information:</b>		<b>Officer Comments:</b>
<p>All references in the report to refer to 51 flats, three commercial units (one cafe A1/ A3 class and two retail units A1 class) comprising 335m<sup>2</sup> (including canal side sitting out area), 53 car parking spaces, 3 motorcycle spaces and 51 cycle parking spaces.</p>		For consistency and to provide clarity.
<p>Alter the Heads of terms by including a requirement for a review mechanism.</p> <p>Add comments from the Council's independent consultants, Christopher Marsh &amp; Co Ltd, received on 09 July 2014, which conclude that:</p> <p>The appraisals now presented in their revised form are robust. However, the prospects for financial change during the build period are considerable and on that basis, assuming there are no other substantive grounds for refusal, we would recommend that the Council requires the applicants secure the 5 affordable housing units and to enter into a flexible planning agreement, which includes a review mechanism, in which subsequent changes in financial variables, in particular an improvement in sales values, trigger an additional financial contribution.</p>		For information and to ensure that the review mechanism is accordingly included within the final S106 agreement.
<p>Amend Page 184, third paragraph, to replace the word "not".</p>		For clarity.
<p>Add to condition 2 Elevation Plans 300-00 and 301-01, delete street views 702-01 and 700-01, replace floor plan 201-01 with 201-02 and ;</p> <p>Replace Page 326 of the Agenda Pack with drawing PL 209-02 and add to the agenda drawing PL 300-00</p>		For clarity and to ensure all relevant drawings are referenced in the final decision notice.



(Attached as Appendix 2).	
Amend Condition 3 to state that the Topographic Survey was carried out “by Site Visions Surveys Ltd.”	For clarity.
Amend condition 13 to state “Commercial Units required to achieve a rating of Very Good.”	To ensure BREEAM requirements do not place excessive burdens on the development so as not to hinder construction.
Amend pre-commencement requirement from Condition 21 - Energy Provision; Condition 23 - Noise Mitigation Measures; Condition 24 – Bentinck Road Wall and Condition 27 to state “ <i>the details shall be submitted and approved by the stage whereby construction works are at damp proof course level</i> ”.	In liaison with the applicant and in accordance with the Government’s latest consultation / objectives of reducing pre-commencement conditions and encouraging development to commence on site so as not to hinder construction with details that are not commencement dependent.
<p>Replace wording of condition 16 to state:</p> <p>A landscape scheme shall be submitted to and approved in writing by the Local Planning Authority by the stage whereby construction works are at damp proof course level. The scheme shall include: -</p> <ol style="list-style-type: none"> <li>1. Details of Soft Landscaping <ol style="list-style-type: none"> <li>1a. Planting plans (at not less than a scale of 1:100),</li> <li>1b. Written specification of planting and cultivation works to be undertaken,</li> <li>1c. Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate.</li> </ol> </li> <li>2. Details of Hard Landscaping <ol style="list-style-type: none"> <li>2a. Refuse Storage for the commercial and residential elements of the scheme</li> <li>2b. Means of enclosure/boundary treatments, including position, height and materials proposed for the boundaries at roof level</li> <li>2c. Hard Surfacing Materials</li> <li>2d. External Lighting</li> <li>2e. Car Parking Layout with 53 parking spaces (including demonstration that 3 parking spaces are served by electrical charging points)</li> </ol> </li> <li>3. Living Walls and Roofs <ol style="list-style-type: none"> <li>3a. Details of the inclusion of living walls alongside Bentinck Road.</li> </ol> </li> <li>4. Details of Landscape Maintenance</li> </ol>	For accuracy.

<p>4a. Landscape Maintenance Schedule for a minimum period of 5 years.</p> <p>4b. Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.</p> <p>5. Schedule for Implementation</p> <p>6. Other</p> <p>6a. Existing and proposed functional services above and below ground</p> <p>6b. Proposed finishing levels or contours</p> <p>Thereafter the development shall be carried out and maintained in full accordance with the approved details.</p> <p><b>REASON</b> To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p>	
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<b>Item 13</b>	<b>Page: 217</b>	<b>Location: Craxton House, Trout Road, Yiewsley</b>
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments:</i></b>
All references in the report to refer to 35% affordable units.		In liaison with the applicant and in accordance with current policy requirements and applicant's funding/ partnership arrangements.
<p>Recommendation A(1)-1 be amended as follow:</p> <ul style="list-style-type: none"> <li>• The Head of Term relating to Highways: S278/S38 agreement be removed</li> </ul> <p>Condition 4 to be amended to delete reference to drawing No. IT1399/TS/02.</p> <p>Add the following condition:</p> <p>"Development shall not begin until details of the access to the basement car parking area (including where appropriate carriageways, footways, kerb radii, levels, ramps and means of surfacing) have been submitted to and approved in writing by the</p>		To avoid duplication and costs associated to a legal agreement as the additional details can be secured and agreed via the suggested additional condition.

<p>Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the access arrangements must be permanently retained and used for no other purpose at any time.</p> <p><b>REASON</b> To ensure pedestrian and vehicular safety and convenience and to ensure adequate access is provided to the basement car park in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).”</p>	
<p>Amend condition 7 to state:</p> <p>No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -</p> <ol style="list-style-type: none"> <li>1. Details of Soft Landscaping <ol style="list-style-type: none"> <li>1a. Planting plans (at not less than a scale of 1:100),</li> <li>1b. Written specification of planting and cultivation works to be undertaken,</li> <li>1c. Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate.</li> </ol> </li> <li>2. Details of Hard Landscaping <ol style="list-style-type: none"> <li>2a. Refuse Storage, including size and design of refuse lift, room, door and maintenance of the same</li> <li>2b. Cycle Storage for 52 bicycles</li> <li>2c. Means of enclosure/boundary treatments, including details of the screening required for the defensive space at the front and rear of the ground floor flats as to ensure the privacy of these residents and position, height and material proposed for the boundaries at roof level</li> <li>2d. Car Parking Layouts for 44 vehicles (including demonstration that 2 parking spaces are served by electrical charging points)</li> <li>2e. Hard Surfacing Materials</li> <li>2f. External Lighting</li> <li>2g. Other structures (such as play equipment and furniture).</li> </ol> </li> <li>3. Living Walls and Roofs <ol style="list-style-type: none"> <li>3a. Details of the inclusion of living walls and roofs</li> <li>3b. Justification as to why no part of the development</li> </ol> </li> </ol>	<p>For accuracy.</p>

can include living walls and roofs.

4. Details of Landscape Maintenance

4a. Landscape Maintenance Schedule for a minimum period of 5 years.

4b. Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation.

6. Other

6a. Existing and proposed functional services above and below ground

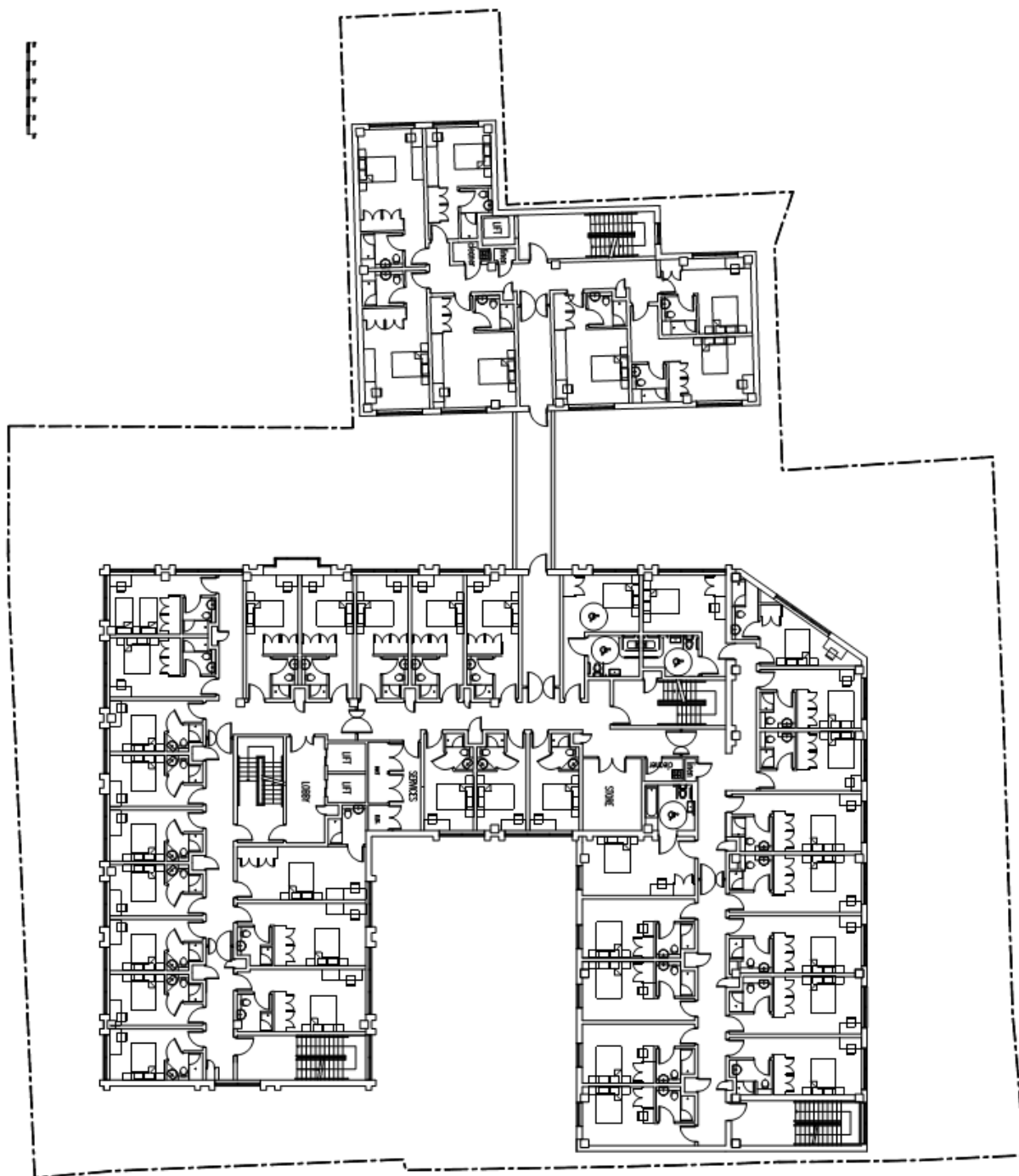
6b. Proposed finishing levels or contours.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011).

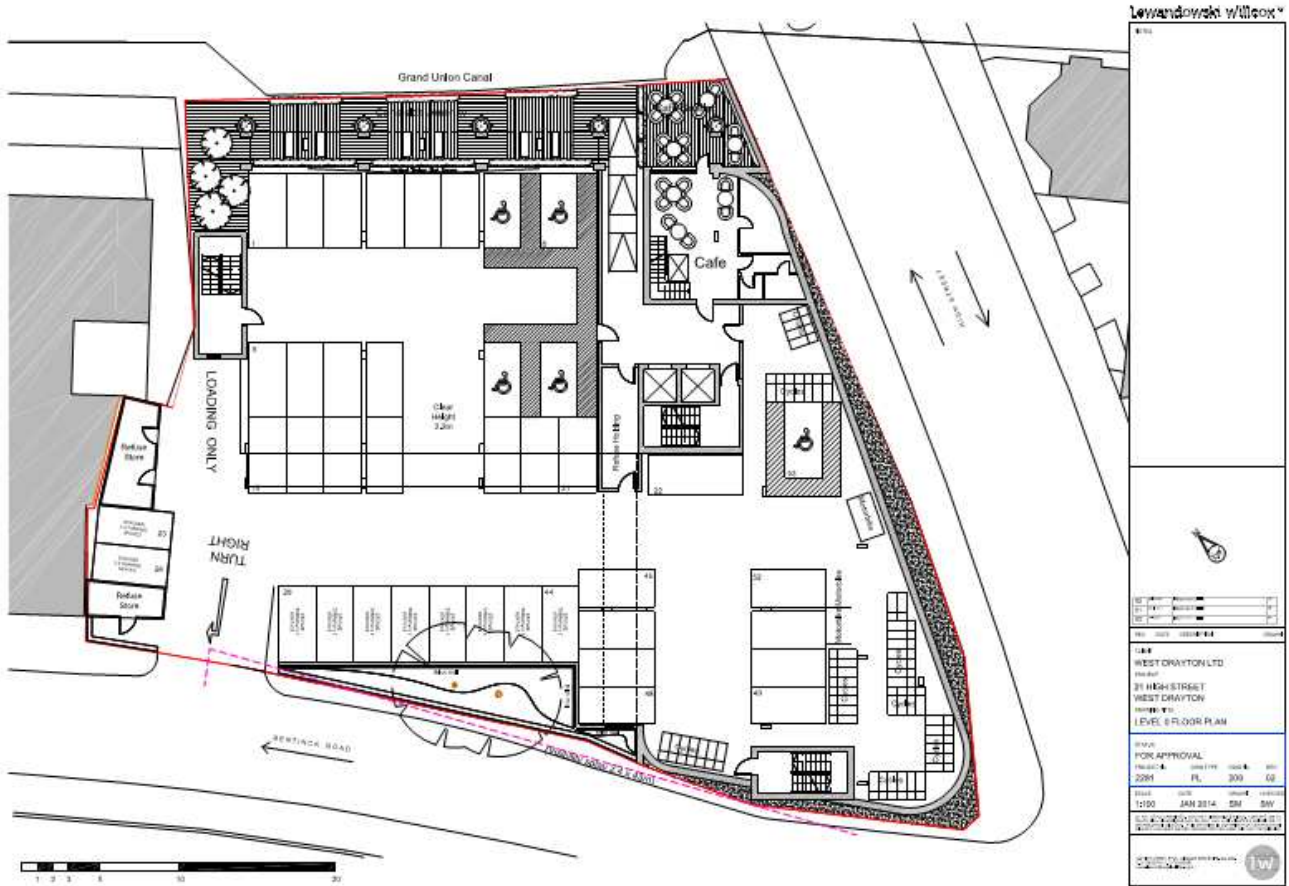
**Appendix 1 - 272 - 276 Bath Road, Sipson (Item 6)**



**exedra architects**  
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**489 PL102**

Appendix 2 - 21 High Street, Yiewsley (Item 12)





Canalside Elevation



High Street Elevation



DATE			
NO	DATE	DESCRIPTION	DRAWN
CLIENT			
WEST DRAYTON LTD			
PROJECT			
21 HIGH STREET			
WEST DRAYTON			
DRAWING TITLE			
ELEVATIONS 1 & 2			
STATUS			
FOR APPROVAL			
PROJECT NO	DWG TYPE	DWG No	REV
2281	PL	300	00
SCALE	DATE	DRAWN	CHECKED
1:200	JAN 2014	SM	BMH
<small>                 DRAWN BY: BMH                  CHECKED BY: SM                  PROJECT NO: 2281                  DRAWING NO: 300                  DATE: JAN 2014                  SCALE: 1:200                  DRAWN BY: SM                  CHECKED BY: BMH             </small>			
<small>                 Lewandowski willcox                  100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000             </small>			

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