

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

12 June 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), Brian Stead, Henry Higgins, Ian Edwards, Janet Duncan (Labour Lead), Jazz Dhillon and Peter Curling</p> <p>LBH Officers Present: James Rodger, Head of Planning, Culture and Green Spaces, Adrien Waite, Major Applications Manager, Syed Shah, Highways Officer, Nicole Cameron, Legal Advisor Danielle Watson, Democratic Services Officer</p>
3.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor John Morgan, there was no substitute.</p>
4.	<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 7, as he was an Academic Advisor at Brunel University, and left the room during the consideration thereof.</p> <p>Councillor Peter Curling declared a pecuniary interest in Item 7, as he was an employee of Brunel University, and left the room during the consideration thereof.</p> <p>Councillor Jazz Dhillon declared a non-pecuniary interest in Item 9, as he had made Members enquiries on the item, and left the room during the consideration thereof.</p>
5.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>
6.	<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 4</i>)</p> <p>It was confirmed that all items would be considered in Part 1.</p>
7.	<p>GARAGE BLOCK SITE, CULVERT LANE, UXBRIDGE 69659/APP/2013/3796 (<i>Agenda Item 5</i>)</p> <p>Demolition of existing garage block and construction of bungalow with associated parking and external works.</p>

Officers introduced the report and referred members to the addendum sheet that had been circulated. The application had been referred to Committee previously and was deferred for a member site visit which took place on 4 April 2014.

Concerns relating to tree and refuse had been fully clarified and it had been confirmed that these matters did not give rise to any unacceptable planning impacts or in any way prohibit granting planning permission.

In accordance with the Council's constitution a representative of the petitioners objecting and the agent addressed the meeting.

The petitioner objecting to the proposals made the following points:-

- Residents of Church Lane, Church Close and Culvert Lane objected to the proposals.
- Uxbridge Moor was part of a Conservation Area.
- The trees were major landmarks within the Conservation Area.
- It was a criminal offence to destroy trees.
- There was no agreement from the owner of 19 Church Close.
- No title deeds existed for the land.
- The turning point would cease to exist.
- There was not enough space for a 2 point turn in the road.
- There was no space for the proposals to be accommodated.
- Emergency Services would have difficulty accessing the road.
- The applicant would not meet the lifetime home standards.
- There would be reduced floor space.
- The proposals would damage wildlife habitats.
- Overall the proposals would have a negative impact on the Uxbridge Moor Area.
- Some residents had not been consulted on the proposals.

Members were provided with a revised drawing showing cycle storage in the rear garden. Members questioned the Highway concerns raise by petitioners with officers. The Council's Highway Officer informed the Committee that there were no highway concerns to warrant refusal.

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 and addendum sheet circulated at the meeting.

8. **UNIT 4, 4 LONGWALK ROAD, STOCKLEY PARK 61233/APP/2014/1145**
(Agenda Item 6)

Extensions, refurbishment, and alterations to existing office building, together with associated works, including landscaping and alterations to car parking.

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

The application site was located within Stockley Park, which was a designated Industrial and Business Area. The appearance of the building and site would be

enhanced by the proposal and given the location within an industrial area there would be no impacts on residential amenity. The proposal would retain adequate parking and there would be no unacceptable impact with regard to traffic or air quality.

The recommendation for approval 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. Highways: to secure all necessary works and the provision of a Travel Plan, including Sustainable Transport Measures.

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 01/07/2014, 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 an appropriate legal commitment to ensure the operation of a Travel Plan associated with the development. In the absence of an appropriate travel plan the development would fail to adequately encourage sustainable modes of transport or reduce the need to travel by private motor vehicle, the development would therefore be contrary to Policies 6.1 and 6.11 of the London Plan.'

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 the conditions outlined in the officers' report be imposed.

9. **BRUNEL UNIVERSITY, KINGSTON LANE, UXBRIDGE 532/APP/2014/30**
(Agenda Item 7)

Construction of a research building, together with associated substation, stores, car parking access and landscaping.

Officers introduced the report and referred members to the addendum sheet that had been circulated. The proposed building would be used as part of the University's existing Centre for Advanced Solidification Technology.

The application site was located within the metropolitan green belt, however, it was within a major developed site which was specifically allocated for educational uses and accordingly officers did not consider the development to be inappropriate in this case.

It was noted that the project was of particular importance because the research that would be undertaken was directly linked to key areas of economic growth and opportunity outlined in the UK government's vision for the future. There was also a need for the development to be located at the university so that it was co-located with other research facilities. These benefits were considered to outweigh the limited impact on the openness of the green belt.

Members noted that in respect of parking the proposal would result in the net loss of 100 spaces at the University. However, the University had provided evidence to demonstrate that these spaces were currently surplus to requirements and therefore no material harm would result from their loss.

Another condition was added to ensure the development be managed in accordance with the University's Site Wide Refuse Management Strategy. Members noted that the proposals would be retained for educational purposes and not for business purposes.

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

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

1. (i) Secure the restriction of use of the building to:

(a) scientific research associated with or ancillary to industrial production or manufacture,

(b) light industrial production or manufacture of a nature which is dependent upon or gives rise to regular consultation with either or both of the following:

· the research development and/or design staff of the occupier or any company with which the occupier is associated or any company forming part of a group of companies of which the occupier is part

· the scientific staff or facilities of Brunel University or of other scientific institutions or bodies.

This restriction will ensure that the site cannot be used for general industrial purposes within class B1 of the Town & Country Planning Use Classes Order 1987 (as amended).

(ii) In kind Construction Training

2. The applicants meet all the Council's reasonable costs in preparing the Section 106 Agreement and any abortive work as a result of the Agreement not being completed.

3. That officers be authorised to negotiate and agree detailed terms of the proposed Agreement.

4. If the above Section 106 agreement has not been finalised by 20th. June 2014, then the application is to be referred back to the Planning Committee for determination at the discretion of the Head of Planning, Green Spaces and Culture.

5. That subject to the above, the application be deferred for the determination by Head of Planning, Green Spaces and Culture under delegated powers to approve the application, subject to the completion of legal agreement(s) under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

6. That the conditions outlined in the officer's report be attached.

10. **103, 105 & 107, DUCKS HILL ROAD, NORTHWOOD 64345/APP/2014/1044**
(Agenda Item 8)

Variation of conditions 12 (approved plans), 20 (cycle storage) and 26 (car parking) of planning permission ref. 64345/APP/2011/1945 dated 11/01/2012 to allow alterations of the external appearance of the building and relocation of the cycle store.

Officers introduced the report and outlined details of the application.

The application was seeking amendments to the approved plans and cycle storage of a previously approved development at 103, 105 and 107 Ducks Hill Road. The proposals would make minor alterations to the external appearance of the building including relocation of the cycle store.

The external amendments were minor and did not change the overall appearance of the buildings which would remain appropriate in the street scene. Members noted that the re-located cycle store would maintain an appropriate appearance and would be located more conveniently for users of the development. Members were informed that the proposals did not raise any other material planning issues.

The recommendation for approval 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:

1. That the applicant submit a Unilateral Undertaking, or the Council enter into a legal agreement with the applicants 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:

(i) Education contribution of £29,166,

(ii) Health contribution of £6,136.09,

(iii) Library contribution of £216.67,

(iv) A financial contribution towards construction training, equal to £2,500 for every £1 million of build costs, and

(v) A project management and monitoring fee of 5% of the total cash contributions for the management and monitoring of the resulting agreement (in the event that a S106 Agreement is completed).

2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of any S106 Agreement and any abortive work as a result of the agreement not being completed.

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

4. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by the 27th June 2014, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture then delegated authority 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 improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, libraries and construction and employment training facilities). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

5. 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.

6. That the conditions outlined in the officers' report be attached.

11. **LAND ADJOINING GURU NANAK SIKH ACADEMY, BEACONSFIELD ROAD, HAYES 4450/APP/2014/1427 (Agenda Item 9)**

Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on existing school site.

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

The application related to Guru Nanak Sikh Academy and requested temporary planning permission for the provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on the existing school site.

The classrooms were sought to be retained until the 31st August 2016. It was explained to Members that the proposed units were required to accommodate up to 120 pupils from September 2014 whilst proposals for a new permanent primary school, which would be associated with the existing Guru Nanak Sikh Academy were being progressed.

Members also noted that the application site was located in the Green Belt.

There was strong support at all levels of national, regional and local planning policy for the enhancement of education provision. In this case the need was pressing as there were existing pupils from the Nanaksar Primary School, which was funded by the Department for Education (DfE) as a free school, being taught in the school hall. In September there would no longer be sufficient room and without the additional buildings these children would have nowhere to be educated. Given the immediate and pressing need and the temporary nature of the development it was considered that there were very special circumstances.

Members noted that the proposals would not have any unacceptable highways impacts and would comply with all other relevant development plan policies.

	<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 and addendum sheet circulated at the meeting.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.03 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Oswell on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.