

CENTRAL AND SOUTH PLANNING COMMITTEE

Meeting held at the Civic Centre, High Street, Uxbridge on
Tuesday 12 May 2009 at 7.00pm

Councillor John Hensley (Chairman)
Councillor Judith Cooper (Vice-Chairman)

Councillors: Mike Bull Janet Duncan
John Oswell Brian Stead

Apologies: Apologies had been received from Robin Wakelin.

Advisory Members

+ Ian Wilson	Canal Locks Conservation Panel
+ Robin Wakelin	Greenway/Cowley Church Conservation Panel
Beryl Lakin	Hillingdon Village Conservation Panel
* Douglas Adams	Old Uxbridge Conservation Panel

+ Denotes apologies for Absence Received

* Denotes other member absent

1. BUSINESS TO BE CONSIDERED IN PUBLIC

The Committee agreed that all its business would be conducted in public except Item 13 which was included in Part 2 as the report contained exempt information as defined by law in the Local Government (Access to Information Act 1985). This is because the report contains information, which if disclosed to the public, would reveal that the authority proposes:-

(a) to give under any enactment a notice under or by virtue of which requirements are propose; or

(b) to make an order or direction under any enactment (Paragraph 13 of the Schedule to the Act).

2. DECLARATION OF INTERESTS

There were no declarations made.

3. MINUTES

The minutes of the meetings held on 31 March and 21 April 2009 were agreed as a correct record and signed by the Chairman.

4. DECISIONS ON APPLICATIONS

Decisions on applications are shown below and are based on Agenda and reports for the meeting, and an Addendum sheet circulated at the meeting.

Item No.	Address	Ward	Proposal	Application Number
1.	Heathrow Park Thistle Hotel, Bath Road, Longford	Heathrow Villages	Demolition of existing hotel and erection of two hotels: one 4-star hotel with 250 bedrooms, and one budget hotel with 353 bedrooms, together with associated parking and landscaping	3063/APP/2009/415

A member asked whether parking bays for coaches had been provided on the site as the plans do not show any.

Officers reported that coaches would be able to use the space identified for the Hoppa Bus and that the access road was wide enough to allow parking and traffic to pass.

Members still had concerns that the drop off point was not close enough to the Hotel entrance. Officers suggested that condition 37 be amended to state that the taxi drop off point also be used for coaches. Members agreed to condition 37 being amended.

Concerns were raised at the increase in the number of hotel bedrooms as this area has the worst air quality in the country.

Officers advised that the applicant had provided an air quality assessment report, which had been checked by the Environment Protection Unit, which they were happy with. The number of parking spaces being provided had been reduced so that the trip generation would decrease as coaches would be used instead. There are established policies for growth in this area and with the Green Travel Plan and a contribution to air quality monitoring and was the best that could be achieved in respect of this application. Refusal would not be sustainable on air quality grounds alone.

It was suggested and agreed that 2. (viii) be amended to include that the Travel Plan should be in existence for 10 years. This amendment was agreed by members.

A member asked for condition 31 to be amended to ensure that the bin store being provided was covered and secure.

The recommendation with condition 31, 37 and recommendation 2 (viii) being amended was moved, seconded and on being put to the vote was agreed.

Resolved – That the application be referred to the Mayor of London under the provisions of the Town & Country Planning (Mayor of London) Order 2008.

- 1. That, should the Mayor of London not intervene delegated powers be given to the Director of Planning and Community Services to grant planning permission subject to the following:**

- a. That the Council enters into an Agreement with the applicant under S106 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 financial contribution of £30,133 for Hospitality Training.
 - ii) a financial contribution of £75,000 for Construction Training.
 - iii) a financial contribution of £70,000 for Public Realm Improvements
 - iv) a financial contribution of £40,000 towards air quality monitoring and improvements.
 - v) a financial contribution of £24,000 towards public transport improvements
 - vi) a financial contribution equal to 5% of the total cash contributions for project management and monitoring.
 - vii) a sustainable transport measure in the form of a Green Travel Plan for a period of ten years (which includes car park management plan) in accordance with TfL guidance be implemented for the hotels.
 - b. That in respect of the application for planning permission, 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 officers be authorised to negotiate and agree detailed terms of the proposed agreement.
2. That subject to the above, the application be referred for determination to the Director of Planning and Community Services under delegated powers to approve the application, subject to the satisfactory completion of the legal agreement(s) under Section 106 of the Town and Country subject to the conditions set out below, and any others required as a result of the Stage 2 referral.
 3. That if by 27th May 2009, the S106 Agreement has not been finalised, at the discretion of the Director of Planning and Community Services delegated powers be given to refuse planning permission for the following reasons:
 1. The development is not considered to have made adequate provision through planning obligations, for contributions towards construction training, hospitality training, public realm improvements, monitoring and a Green Travel Plan. Given that a legal agreement or unilateral undertaking has not been secured to address this issue, the proposal is considered to be contrary to Policies Pt1.39, R7 and R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Document for Planning Obligations (Adopted July 2008).

2. The development is not considered to have provided appropriate mitigation measures, which in this case would be a travel plan to TfL guidelines, to ensure that there would be no detrimental impact on air quality within a designated Air Quality Management Area contrary to policy OE1 of the Hillingdon Unitary.
4. That if the planning application is approved, the conditions and informatives set out in the officer's report with conditions 31 and 37 being amended be attached.

Condition 31

31. No development shall take place until details of facilities to be provided for the covered, secured and screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON


To ensure a satisfactory appearance and in the interest of the amenities of occupiers and adjoining residents, in accordance with Policy OE3 of Hillingdon Unitary Development Plan Saved Policies (September 2007).

37. Notwithstanding the submitted plans, further details and plans which show area(s) for taxi and coach pick up and drop off area(s) shall be submitted to the Local Planning Authority and approved in writing prior to the occupation of the development and thereafter implanted in accordance with the approval.

REASON

To ensure that the development provide pedestrian safety and does not hinder the free flow of traffic to the safety of the users of the highway, in accordance with AM6 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

The dissent of Councillors Oswell and Duncan was recorded against this decision.

Item No.	Address	Ward	Proposal	Application Number
2.	Land at Sipson Farm, Sipson Road, Sipson 	Heathrow Villages	Extraction of sand and gravel as an extension to existing quarry at Wall Garden Farm backfilling with inert waste and restoration to agricultural land	45408/APP/2009/340

The Chairman asked officers for clarification of condition 12, as to whether this included reference to possible landfill gases.

Officer's advised members that condition 12 did not make reference to landfill gases and suggested that the condition be amended. This was agreed by members.

Clarification was also sought as to whether condition 7 needed to include the frequency of the monitoring and reporting of these results to the Council. Officers agreed that this should be added to the condition.

A member asked whether condition 34 was robust enough and whether it needed to include that no heavy traffic should be directed through Sipson or Harlington Villages.

Officers advised that the applicant would be required to submit a plan showing the route being proposed for traffic to the site and an informative was not necessary.

A member asked whether the distance to the nearest residential property was felt to be acceptable.

Officers reported that the site boundary was 15 metres and the proposed workings 30 metres away from the nearest residential property. The Environmental Protection Unit had been consulted on the scheme and had raised no objections.

The recommendation with condition 12 and 7 being amended and an additional informative added 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 with conditions 7 and 12 being amended and an additional informative added as follows:-

Condition 7 -Noise Monitoring Scheme amended

Before the development commences a noise monitoring scheme shall be agreed with the Minerals Planning Authority, which specifies the provisions to be made for the monitoring of noise levels in accordance with condition 06 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the timescale and frequency of noise monitoring to be undertaken.

Additional clause to condition 12 (Restoration of land for agricultural use):

d) Notwithstanding the submitted aftercare strategy the applicant shall undertake checks for landfill gas which should be submitted to the local planning authority for approval before the aftercare work commences. If landfill gas is found to be a hazard then the applicant shall install remediation measures to prevent landfill gas releases.

Item No.	Address	Ward	Proposal	Application Number
3.	Unit B, Prologis Park, Stockley Road, West Drayton 	Pinkwell	Reserved Matters (details of siting, design, external appearance and landscaping) of Unit B (employment component) in compliance with Condition 3 of planning permission ref.18399/APP/2005/3415 dated 27/01/2006: Variation of conditions (to allow separate phased submissions of details relating to residential and employment components of the development) of outline planning permission ref. 18399/APP/2004/2284 dated 19/08/2005: Redevelopment of the site for a mixed-use development comprising Use Classes B1(a) & (c), B2 and B8 employment uses and C3 residential use (up to a maximum of 101 units) with associated access, parking and landscaping	18399/APP/2009/423

The recommendation 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.

At 8.55 p.m. a 10 minute adjournment was agreed.

Item No.	Address	Ward	Proposal	Application Number
4.	Land adjacent & forming part of 19 Tanglewood Close, Hillingdon	Brunel	Two storey attached one-bedroom dwelling	63470/APP/2009/238

In accordance with the Council’s constitution the agent addressed the meeting the petitioner objecting to the proposal was present and declined the right to address the meeting.

Officers in their presentation advised members that they were adding an additional reason for refusal as the proposal does not meet Lifetime Home standards.

A member asked for clarification of policy AM 7(ii).

Officers advised that this relates to the parking required, and as parking in this area is fully utilised a further dwelling would exacerbate the existing situation. The plan circulated by the agent identifying a possible area for parking was outside of the control of the applicant.

In answer to an issue raised as to whether the room identified as a study would be able to be changed to a bedroom. Officers advised that this room was too small to become a bedroom.

The recommendation for refusal with the additional reason for refusal was moved, seconded and on being put to the vote was agreed.

Resolved – That the application be Refused for the reason set out below:-

- 1. The proposed dwelling would not provide off street parking, and development is considered to be deficient in car parking provision in relation to the Councils approved car parking standards, leading to additional on-street parking to the detriment of public and highway safety and therefore contrary to policies AM7(ii) and AM14 of the Hillingdon Unitary Development Plan (Saved Polices September 2007).**
- 2. The development would not satisfy 'Lifetime Home Standards'. As such, the proposal would fail to comply with Policy 3A.5 of the London Plan (2008) and the adopted Supplementary Planning Document HDAS: Accessible Hillingdon.**

Item No.	Address	Ward	Proposal	Application Number
5.	134 Sipson Road, West Drayton	Heathrow Villages	Conversion of dwelling to 2x1 bed flats with elevational alterations at front and associated parking	64649/APP/2009/341

In accordance with the Council's constitution a representative of the petitioners objecting to the proposal addressed the meeting, the agent was not present at the meeting.

The Chairman raised concerns about the access to the amenity space for the first floor flat and asked officers for the informative on the addendum sheet to be amended to include this. The committee agreed to the informative being amended. It was also agreed that an additional informative be added to highlight the issue

regarding the existing extension and its relationship to the fencing separating the amenity space for the two flats not being satisfactory.

In regard to the parking members agreed that reason for refusal be amended to remove the words 'is capable of' and insert 'shows'.

The recommendation for refusal with the changes agreed by the committee was moved, seconded and on being put to the vote was agreed.

Resolved – That the application be Refused for the reasons set out in the officer's report with condition 1 being amended and an additional reason added:-

Reason for refusal 2 as amended

The existing front driveway and front garden indicates 4 off-street parking spaces in the front garden area. This would not make sufficient provision for access to the proposed flats, particularly in an emergency. As such, the proposal would be detrimental to the highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and paragraph 4.37 of the Council's HDAS: 'Residential Layouts'.

Informative on addendum sheet amended as follows:-

It is a matter of concern to the Local Planning Authority that no space exists in the layout for refuse storage points, furthermore the arrangement of access to the rear garden area through a shared cycle room is not ideal from a fire safety or quality of living point of view.

Additional Informative

The applicants should note that the proposed plans indicate a fence between the proposed amenity spaces for the flats, the position of which appears to be between a window on a flat. This is unacceptable and the matter should be re-considered in the event of a resubmission.

Item No.	Address	Ward	Proposal	Application Number
6.	8 Pastures Mead, Hillingdon	Uxbridge North	Erection of a single storey rear extension (involving the replacement of a side door with a window in main house)	63559/APP/2008/3504

In accordance with the Council's constitution a representative of the petitioners objecting to the proposal addressed the meeting. The agent was not present at the meeting.

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

Resolved – That the application be Refused for the reasons set out in the officer’s report.

Item No.	Address	Ward	Proposal	Application Number
7.	Brook House Football Club, Kingshill Avenue, Hayes	Charville	Alterations and extension to existing football clubhouse to provide new youth centre facilities	29439/APP/2009/411

A member raised concerns at the proposed extension being within the Green Belt and does not fall within the prescribed uses allowed in the Green Belt and once justification is given would create a precedent.

Officers advised that the extension is at the rear of the building and does not affect any of the vegetation and any further development on the site would require planning permission.

The Chairman suggested adding a condition stating that there should no external storage. The additional condition was agreed by the committee.

The recommendation with the changes put forward was moved, seconded and on being put to the vote there were 3 for approval and 2 against, approval was therefore agreed.

Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report, addendum sheet and the following amendments an additional condition as follows:-

Additional Condition

No storage of goods, materials, plant or equipment in connection with the use hereby approved shall take place other than within the building.

REASON

In the interests of amenity in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

The dissent of Councillors John Oswell and Janet Duncan was recorded against this decision.

Item No.	Address	Ward	Proposal	Application Number
8.	The Grange, Pine Place, Hayes	Charville	Construction of community centre and 9 residential units, comprising of 5 flats and 4 houses	51065/APP/2009/546

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

Resolved – That the application be Approved, in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to the conditions set out in the officer’s report and addendum sheet circulated at the meeting.

Item No.	Address	Ward	Proposal	Application Number
9.	6 Hillman Close, Uxbridge	Uxbridge North	Installation of a first floor extension, front and rear gables, front porch and the erection of a pitched roof over the existing detached garage	22424/APP/2008/2100

Members raised concerns about the tree screen between the site and 178a Harefield Road and asked how condition 12 would be enforced. The trees are not all deciduous and may not form a screen all year round and the 21 metre distance had not been met.

The Legal adviser stated there was some concern over the enforceability of condition 12 and whether it was overly prescriptive and therefore may be considered unreasonable in overcoming the 21m overlooking requirement. The condition warranted further clarification from the appropriate tree officer.

Officers informed members that the vegetation was within the boundary of the site and the condition being proposed had been used on previous occasions.

The Chairman stated that in light of the information given by the legal officer and the 21 metre distance not being met members may feel that a site visit would be helpful.

A member raised concerns about deferring the application as this application had previously been deferred for a number of reasons, which had all been addressed by the applicant. The recommendation for approval was moved, seconded and on being put to the vote was lost.

Officers suggested that as there were concerns about the tree screen providing year round screening the way forward would be to seek further information setting out the species and what cover they provided all year round. Legal could also look at condition 12 and whether it can be amended to make it more enforceable.

A recommendation for deferral was moved, seconded and on being put to the vote was agreed.

Resolved – That the application be deferred to enable further information to be provided on the species of trees contained within the boundary screening and what cover it provide all year round and Legal to look at the wording of condition 12.

Item No.	Address	Ward	Proposal	Application Number
10.	Redford House, Redford Way, Uxbridge	Uxbridge North	Change of use from Class A1 Shops (Pet shop suppliers) to Class D2 Assembly and Leisure (for use as women's health and fitness centre)	46340/APP/2009/250

Members asked for an informative to be added to remind the applicant that only 1 application would be able to be implemented.

The recommendation with the additional informative 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 and an additional informative as follows:-

Additional Informative

The applicant should note that whilst planning permission has been granted for two separate uses on this site under planning application references 46340/APP/2009/250 and 46340/APP/2009/336 the implementation of one of the permissions will mean that any use, including that for the other permission, will require the benefit of a further planning permission.

Item No.	Address	Ward	Proposal	Application Number
11.	Redford House, Redford Way, Uxbridge	Uxbridge North	Change of use from Class A1 (Shops) to Class D1 (Non-residential institutions) with ancillary office accommodation	46340/APP/2009/336

Members asked for an informative to be added to remind the applicant that only 1 application would be able to be implemented.

The recommendation with the additional informative 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 and an additional informative as follows:-

Additional Informative

The applicant should note that whilst planning permission has been granted for two separate uses on this site under planning application references 46340/APP/2009/250 and 46340/APP/2009/336 the implementation of one of the permissions will mean that any use, including that for the other permission, will require the benefit of a further planning permission.

Item No.	Address	Ward	Proposal	Application Number
12.	Former Cape Boards Site, Iver Lane, Cowley	Uxbridge South	Temporary change of use to provide cleaning/servicing yard for bins/skips (sui-generis), together with temporary skip holding area (B8), ancillary workshop and portacabin	751/APP/2009/402

The recommendation 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.

ENFORCEMENT

Item No.	Address	Ward	Description	Page
13.	103 Central Avenue, Hayes	Townfield	Erection of an outbuilding	ENF/64/09

RESOLVED –

1. That enforcement action as recommended in the officer’s report and addendum sheet was agreed.
2. That the decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal enforcement notice to the individual concerned.

The meeting closed at 22.00 p.m.