

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

5 August 2015

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



HILLINGDON
LONDON

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman) Peter Curling, Jazz Dhillon, Janet Duncan (Labour Lead) Carol Melvin, John Morgan, Brian Stead and David Yarrow.</p>
	<p>LBH OFFICERS PRESENT: Alex Chrusciak (Planning Service Manager), Syed Shah (Highway Engineer), Adrien Waite (Major Applications Manager), Tim Brown (Legal advisor) and Jon Pitt (Democratic Services Officer).</p>
24.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>) No apologies for absence were received.</p>
25.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>) There were no declarations of interest.</p>
26.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>) The Chairman informed Members that item number 8 on the agenda in relation to the site of the former Unitair Centre and Wayfarer House had been withdrawn by the applicant and had, therefore, been removed from the agenda.</p>
27.	<p>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 (<i>Agenda Item 4</i>) It was confirmed that all items would be considered in Part 1 public.</p>
28.	<p>THE OLD VINYL FACTORY, BLYTH ROAD, HAYES - 59872/APP/2015/1798 (<i>Agenda Item 5</i>) Construction of a 4-storey University Technical College (UTC) on 'The Picturehouse' development plot together with associated improvements, including car and cycle parking, vehicular drop-off/pick-up zone formed off Blyth Road, landscaping and the provision of an electricity substation enclosure to the front. Officers introduced the report and referred Members to the addendum sheet</p>

that had been circulated. It was noted that the application was a full application rather than a reserved matter. The Old Vinyl Factory site was being brought forward in separate phases of development and the current UTC proposal would replace a previously proposed cinema and ancillary restaurant. The proposals included soft landscaping, that was considered to be well designed and had regard to the wider public realm of the local area.

The proposed educational use of the site for a UTC was supported at all levels of planning policy. The standalone application was considered to be acceptable within the wider outline consent for the development of the Old Vinyl Factory and it was noted that the Highway Department also considered the application to be acceptable.

Members asked for confirmation of where 40 staff parking spaces proposed would be situated. It was also asked whether these spaces would be allocated to particular staff and what the impact would be on local on street parking. Officers advised that parking considerations would be addressed through the legal agreement and that the parking conditions attached to the approval of the previous application were still valid, although the number of parking spaces to be provided may need to be reduced. It was requested that the wording of the recommendation, in relation to the required agreement under Section 106 of the Planning Act and/or Section 278 of the Highways Act, be revised to make reference to both traffic and parking impact.

A full assessment of the need for parking provision would be undertaken. An initial assessment had been carried out which suggested that 51 spaces would be required, although only 40 staff parking spaces would be provided on site. This difference was due to both feedback from Transport for London and to the development of Crossrail, which it was hoped would reduce the parking requirement. The Chairman advised that the parking arrangements proposed were no different to those for other schools. It was anticipated that the UTC would develop a Green Travel Plan. However, it was not within the remit of the Council to specify that, for example, only persons who agreed to use a particular mode of transport would be employed. Any necessary mitigation would need to be considered later. In response to a Member question, it was noted that there would be 5 disabled visitor spaces on site.

In response to a Member question about ownership of the development site, it was confirmed that the owner was working with the Education Funding Agency and that the S106 agreement and UTC agreement required the agreement of both parties. The relevant Heads of Terms would ensure linkage to the development of the wider site. It was noted that the scheme was publicly funded by the Education Funding Agency.

Concerns were raised that the submitted plans only included the provision of one lift and that the Access Officer had identified this as being an issue. The Chairman asked whether the proposed planning condition number 17 of the officer report covered this issue sufficiently. It was noted that access to lifts would be ensured through building regulations. In addition, it was requested that the Head of Planning be asked to review the wording to ensure that the Access Officer's comments in relation to lift provision were adequately covered. This would then be reviewed by Chairman and Labour Lead.

The Committee agreed the following verbal changes to the

Recommendation section of the Officer's report:

- Condition 19 be removed and replaced with an appropriate informative.
- Item 1. A) iv. Within the recommendation be amended to read: Traffic '*and Parking*' Impact Studies.
- Condition 17 to be reviewed by the Head of Planning to ensure suitable provision for lifts other access measures. Final wording to be agreed by the Committee Chairman and Labour Lead.

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

Resolved - That the application be approved as per the officers' report, changes to the report noted above and the addendum sheet circulated at the meeting.

29. **FORMER CONTRACTOR'S COMPOUND, SOUTH OF SWINDON ROAD, HEATHROW AIRPORT - 67622/APP/2015/1851** (*Agenda Item 6*)

Variation of conditions 3, 4 and 9 of application 67622/APP/2013/2532 which granted consent on 30/7/14 for "Part outline, part full planning application for a proposed hotel development of up to 660 bedrooms (approximately 30,000sq.m) with ancillary cafe, bar and restaurant facilities, car parking, service access, courtyard space, landscaping and improved ground level pedestrian access including public realm improvements (all outline application and a perimeter veil structure wrapping around the hotel buildings (in full application detail)". Variation requested for the removal of the veil and alterations to the glazing, amenity space and layout of the floors.

Officers introduced the report and outlined the details of the application. The application was presented jointly with Agenda Item number 7, the latter application being for the erection of an elevated pedestrian walkway.

The scheme had been amended to remove the veil structure that had previously been proposed to run around the building and also to amend the conditions relating to this and the internal layout of the building. This included increased floor space and basement size.

It was noted that the Conservation Officer had provided comments in relation to landscaping at the site. These comments and the wider public realm would be addressed through the legal agreement attached to the planning applications for the site.

The Committee agreed the following verbal changes to the Recommendation section of the Officer's report:

- Removal of Part A of Condition 19 as inclusion of this condition would amount to duplication.

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

Resolved - That the application be approved as per the officers' report, changes to the report noted above and the addendum sheet circulated at the meeting.

30. **FORMER CONTRACTOR'S COMPOUND, SOUTH OF SWINDON ROAD, HEATHROW AIRPORT - 67622/APP/2015/1854** (*Agenda Item 7*)

Erection of elevated pedestrian walkway.

Officers introduced the report and outlined the details of the application. The application was presented jointly with Agenda Item number 6, the former application being for the variation of conditions to a previous application for a hotel and other associated development.

The application under consideration was for the erection of an elevated pedestrian walkway. This would provide access to Terminal 4 at Heathrow Airport. It was noted that the walkway would link to an existing Hilton Hotel walkway and would provide easier access to the terminal for local residents.

The proposals were considered to not have a detrimental impact on the overall character and appearance of the surrounding area and were also considered acceptable in relation to user accessibility.

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

Resolved - That the application be approved as per the officers' report.

31. **SITE OF FORMER UNITAIR CENTRE & WAYFARER HOUSE, GREAT SOUTH ROAD, FELTHAM - 49559/APP/2015/1991** (*Agenda Item 8*)

The item was withdrawn from the agenda at the request of the applicant.

32. **UNIT C, PROLOGIS PARK, STOCKLEY ROAD, WEST DRAYTON - 18399/APP/2015/1087** (*Agenda Item 9*)

Change of use of Unit C to a flexible use consisting of Light Industrial (Use Class B1(c)) and/or Storage and Distribution (Use Class B8) from Storage and Distribution (Use Class B8) only.

Officers introduced the report, noting that the application related to a proposed change of use. The proposals were considered to be acceptable in planning terms and the Highways Officer considered that the change of use was not likely to have a significant impact on local traffic volumes.

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

Resolved - That the application be approved as per the officers' report and the addendum sheet circulated at the meeting.

33. **SENATOR COURT, BELMONT ROAD, UXBRIDGE - 68385/APP/2015/1218** (*Agenda Item 10*)

Variation of condition 5 (Approved plans) of the Planning Inspector's decision letter dated 26/3/14 (LPA Ref. 68385/APP/2012/2398) to allow internal and external alterations to include an additional roof terrace, stair tower revisions, fenestration alterations, introduction of blade columns, amendment of external materials, removal of brise-soleil, creation of amenity space and screen on existing terrace, removal of two existing staircases to create large central stairs, small third floor infill extension, re-location of cycle facilities, additional electric charging spaces and re-configuration of landscaping.

Officers introduced the report, explaining that the application was a variation on similar schemes that had previously been agreed by the Committee. It was noted that the application was seeking approval for an extension to an existing building.

Members expressed their support for the proposals, but concern was expressed about the resulting loss of trees and it was suggested that the Council should ensure that the lost trees were replanted. Officers advised that this had been addressed through revised conditions, as set out in the addendum. These stated that a scheme to replace three trees must be submitted to and approved in writing by the planning authority. This requirement would only be waived in the event that it could be demonstrated to the reasonable satisfaction of the planning authority that such tree planting was not feasible.

It was questioned whether trees could be planted elsewhere in Belmont Road, which was owned by the Council, in the event that it was not possible for them to be planted closer to the site. The Chairman noted that the S106 agreement in relation to the application included a Public Realm contribution of £25,000 for improvement to Uxbridge Town Centre. It would be possible for the details to be amended if agreed prior to commencement of the scheme. Accordingly, it was agreed that the Head of Planning be given authority to amend the conditions in relation to tree replacement.

The Committee agreed the following verbal changes to the Recommendation section of the Officer's report:

- Condition 17 to be reviewed by the Head of Planning

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

Resolved - That the application be approved as per the officers' report, changes to the report noted above and the addendum sheet circulated at the meeting.

The meeting, which commenced at 6.00 pm, closed at 6.45 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Jon Pitt on 01895 277488. Circulation of

these minutes is to Councillors, Officers, the Press and Members of the Public.