

Minutes**MAJOR APPLICATIONS PLANNING COMMITTEE**

26 August 2015

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

HILLINGDON
LONDON

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) Roy Chamdal Jazz Dhillon Janet Duncan (Labour Lead) John Morgan John Oswell Brian Stead David Yarrow</p>
	<p>OFFICERS PRESENT: James Rodger (Head of Planning and Enforcement), Adrien Waite (Major Applications Manager), Manmohan Ranger (Highways Engineer), Nicole Cameron (Legal Advisor), Charles Francis (Democratic Services Officer).</p>
34.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>) Apologies for absence had been received from Councillor Ian Edwards, no substitute. Apologies had been received from Councillor Peter Curling. Councillor John Oswell was present as his substitute. Apologies had been received from Councillor Carol Melvin. Councillor Roy Chamdal was present as her substitute.</p>
35.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>) There were no declarations of interest.</p>
36.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS HELD ON 16 JULY 2015 AND 5 AUGUST 2015 (<i>Agenda Item 3</i>) The minutes of the 6 January instead of 16 July 2015 had been included in the agenda pack in error. The 16 July would be considered at the next meeting. The minutes of 5 August 2015 were agreed as an accurate record.</p>
37.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p>

	None.
38.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>All items were considered in Public.</p>
39.	<p>SITE OF FORMER UNITAIR CENTRE & WAYFARER HOUSE, GREAT SOUTH WEST RAOD, FELTHAM 49559/APP/2015/1991 (<i>Agenda Item 6</i>)</p> <p>Reserved matters application for circa 14,306 sq.m commercial development (B1c, B2, B8 use classes) pursuant to planning permission reference 49559/APP/2014/334.</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>Providing an overview of the site, Officers explained that Outline Planning Consent (reference 49559/APP/2014/334) was granted on the 27/05/14 for 'Outline application (all matters reserved) to provide up to 14,750sqm of B1c/B2/B8/SuiGeneris (Car Showroom) uses (up to a maximum of 1,700 sqm of sui generis floorspace) with associated landscaping and access.</p> <p>Officers explained that for the reasons identified in the report, the application for the Reserved Matters of Appearance, Landscaping, Scale, Layout and Access were considered to conform with the outline planning consent and be compliant with the relevant policies and planning guidance for the site.</p> <p>Officers commented on the proposed changes in the addendum which were agreed by Committee, as set out below:</p> <ul style="list-style-type: none"> • <i>Add the following text at the end of 'Officer's comments' following the TfL response (Section 6, page 21):</i> • <i>d. Details of the proposed electric vehicle charging points are included on plan reference 30461-PL-123 Rev D. Details of the proposed secure cycle stores are included on plans 30461-PL-132 Rev A, 30461-PL-133 Rev A and 30461-PL-121 Rev D. Details of the showers and changing facilities are shown on plans 30461-PL-125 Rev B and 30461-PL-126 Rev A. Additional conditions to secure the implementation of these requirements are therefore unnecessary.</i> • <i>Add the following text at the end of 'ENVIRONMENTAL PROTECTION UNIT (Second response), (Section 6, page 21):</i> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved -</p>

That the application be approved as per the Officer's report and changes set out in the addendum.

40. **HEATHROW POINT WEST, 234 BATH ROAD, HEATHROW
41331/APP/2015/1886 (Agenda Item 7)**

Change of use from Offices (Use Class B1(a)) to provide a 159 bedroom hotel (Use Class C1) and the erection of a new single storey side extension, car parking and landscaping

Officers introduced the report and highlighted the changes set out in the addendum.

Officers explained there was no objection to the principle of change of use. Discussing the site context, Officers confirmed there were no adverse residential amenity issues and the new side extension's sitting and massing did not prejudice the existing office developments on the adjacent sites. The Committee heard that the height of the proposed side extension was consistent with the surrounding development and the proposed elevations were considered appropriate.

In terms of access and egress, Officers confirmed the car parking provision and highway access arrangements were acceptable, as were the arrangements for service delivery and guest drop off / collection.

Officers confirmed that the scheme complied with the London Plan and Hillingdon Local Plan. During the course of the presentation, the following amendments were proposed and agreed by Committee:

Add Informative 11 - Page 44

- *With respect to the landscaping condition 13 , the applicant is advised that the proposed planting should accord with the advice in the Civil Aviation Authority's 'Advice note 3: 'Potential Bird Hazard from Amenity Landscaping and Building Design' and the approved Bird Hazard Management Plan secured by condition 3 of this permission.*

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- *With respect to the traffic arrangements condition 18 , the applicant is advised that the vehicular swept path for the coach entering the site should not encroach onto the traffic lane used by vehicles exiting from the site. Vehicle swept paths for coaches turning within the site and exiting the site in forward gear should be provided. All swept paths should include 300mm error margins.*

The recommendation for approval, subject to a Section 106 Agreement was moved, seconded and on being put to the vote was unanimously agreed.

Resolved -

That the application be approved as per the Officer's report and changes set out in the addendum.

41.	<p>HAYES GATE HOUSE , 27 UXBRIDGE ROAD, HAYES 2385/APP/2015/1464 (<i>Agenda Item 8</i>)</p> <p>Variation of Condition 2 (Approved drawings) and Condition 7 (accessible bedrooms) of planning application 2385/APP/2013/2523 (Change of Use of existing office (B1) building to create 170 bedroom hotel (C1) use with ancillary car parking and landscaping) to allow for a reduction in the provision of rooms with hoists.</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>Officers explained the amendments to the approved scheme, related to the alterations sought in relation to reducing the number of rooms with a fixed tracked hoist system from 9 units to 4 units.</p> <p>The Committee were informed that the proposed alterations to the hoist system had been reviewed by the Council's Access Officer and no objections had been received.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved -</p> <p>That the application be approved as per the Officer's report and changes set out in the addendum.</p>
42.	<p>ST ANDREWS PARK, HILLINGDON ROAD, UXBRIDGE 585/APP/2015/848 (<i>Agenda Item 9</i>)</p> <p>Variation of condition 5 of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 (redevelopment of former RAF Uxbridge site) to amend approved plans and drainage strategy regarding the Town Centre Extension phase of the development</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>Officers explained the primary reason for amending the approved plans was the desire to relocate the theatre to ensure this was as prominent as possible from the High Street. To ensure a viable town centre extension was achieved, Officers explained that tree lined vistas would need to be replaced with a line of buildings so the commercial and retail premises visibly extended towards the theatre.</p> <p>As a result of the proposed relocation of the theatre, Members asked Officers to clarify what the anticipated parking arrangements would be. In response, Officers confirmed that the theatre did not have a dedicated car park and the allocation of the numbers of spaces required would be left to a condition in the later phases of the development. Officers confirmed that at</p>

present, the overall development incorporated a number of underground car parks in surrounding offices and it was anticipated that these could be used by theatre goers.

Members also asked Officers to comment on access to the High Street and traffic flows in and around St Andrews round-about. Officers explained that at present, they were examining a number of possible options to control traffic and pedestrian flows and given the scale and complexity of the overall development, the highways decisions would be made as part of ongoing Section 106 agreements. Other decisions would be taken as a mixture of Committee decisions and Officer negotiations.

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 Officer's report and changes set out in the addendum.

43. **PHASE 3, STOCKLEY PARK, STOCKLEY ROAD, WEST DRAYTON
37977/APP/2015/1004** (*Agenda Item 10*)

Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters, except for access, reserved for later determination.

Officers introduced the report and highlighted the changes set out in the addendum.

Officers explained the current development proposals were for industrial buildings with heights that were substantially lower than the buildings allowed in previous permissions. It was noted the site layout had evolved and the proposed buildings were currently arranged in a symmetric formation to optimise physical and visual permeability through the site.

Officers confirmed it was a well designed scheme, with good access and there were no objections to the sitting, size, bulk and height of the proposed buildings. Officers also highlighted that very special circumstances had been demonstrated to justify its location within the Green Belt. These reasons included major land remediation works in combination significant economic benefits for the particular part of West Drayton and the wider area.

Members asked a series of questions relating to motor cycle space, the

footpath to the western side of the development and the loss of Green Belt Land associated with the development. In response, Officers confirmed the number of motor cycle spaces was appropriate. With regards to the opening of the footpath, Officers hoped this would be open as soon as possible. In relation to the loss of Green Belt land, the Legal Advisor explained that the implications of encroaching on the Green Belt had been considered at the appropriate planning stage of the application and in this case, very special circumstances had been established as more green belt land had been provided than would be lost by this development.

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 Officer's report and changes set out in the addendum.

The meeting, which commenced at 6.00 pm, closed at 6.50 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.