

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

20 January 2016

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Peter Curling, Jazz Dhillon, Janet Duncan (Labour Lead), Henry Higgins, John Morgan, Brian Stead, David Yarrow</p> <p>LBH Officers Present: Alex Chrusciak (Planning Service Manager), Mandip Malhotra (Interim Major Applications Manager), Richard Conroy (Senior Planning Officer), Nicole Cameron (Legal Advisor), Manmohan Ranger (Transport Consultant), Alex Quayle (Democratic Services Officer)</p>	
27.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>	
28.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr Curling declared a non-pecuniary interest in item 6 and left the room for the duration of this item.</p>	
29.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held 8 December 2015 were approved.</p>	
30.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman noted that Cllr Higgins had replaced Cllr Melvin on the Committee since the publication of the agenda.</p>	
31.	<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 5</i>)</p> <p>All items were considered in Part 1.</p>	
32.	<p>BRUNEL UNIVERSITY KINGSTON LANE (RESEARCH BUILDING) - 532/APP/2015/3350 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report and provided an overview of the application, noting the addendum, and the additional condition for air quality. Though the application site was within the green belt, special circumstances of employment, a unique facility and building being on an existing car park made it acceptable.</p> <p>In their discussions, councillors raised the following points:</p> <ul style="list-style-type: none">• The report did not include a condition regarding waste disposal, and though a site-wide Refuse Management Strategy was in place, no development should take place until details of this had been submitted to and approved by the Head of Planning.	<p>Action by</p>

- As the development would be in an existing car park, concerns were raised about the impact on parking availability and the additional stress that any displacement would place on local residents. Officers responded that as this was only one of a number of car parks on the site, and as parking capacity was currently greater than use across the site, a transport assessment had shown that displaced parking could be accommodated elsewhere on site. Additionally, Brunel University have received planning approval for 109 car parking spaces which they are yet to implement.
- Members raised a concern that the landscaping indicatively shown on the submitted plans lacked sufficient height and general coverage. The proposed development would lead to a significant loss of tree cover, especially when viewed from Nursery Lane. Though the building would fit in size and scale between two neighbouring buildings, it would still be visually prominent, and Members requested an informative be included to encourage greater effort to bolster the landscaping.
- Members raised concerns as to the ambiguity of the restrictions on the building usage and user. It was explained to Members that this planning obligation was a precedent previously used by the Council and that the details of the restrictions would be covered by the section 106 agreement for this site. The Legal Officer agreed to circulate a copy of the previous section 106 agreement which related to a very similar precedent planning obligation for information.

Nicole
Cameron

The motion for approval was moved, seconded and upon being put to a vote was unanimously agreed.

RESOLVED:

- **That the application be delegated to the Head of Planning and Building Control for approval, subject to:**
 - 1. The amendments to conditions 9, 10, 16; removal of condition 17 and replacement with new condition 17 on Air Quality; and the addition of new informative 19 as set out on the Addendum Sheet**
 - 2. Amendment of condition 11 for prior approval of the Refuse Management Strategy.**
 - 3. Addition of informative text to condition 16 regarding bolstering of landscaping, particularly along the southern boundary of the site with Nursery Lane.**

33. **HAREFIELD PLACE, THE DRIVE - 12571/APP/2015/3649** (*Agenda Item 7*)

Officers introduced the report, and noted that a Member site visit had taken place on 15 January 2016. Officers noted the addendum; that refuse information had now been submitted, and comments from Historic England had been received.

In their discussions, councillors raised the following points:

- The landscaping in between the two buildings included a route which passed a ground floor bedroom window. Councillors suggested

	<p>modifying the landscaping to present a barrier, and to modify an existing condition in order to protect privacy.</p> <ul style="list-style-type: none"> • A condition regarding access should be amended to ensure that vehicles can safely exit the site as well as enter. • Members were concerned about the distance between facing windows and the balconies overlooking windows, but officers clarified that condition 26 would require physical measures to prevent overlooking to be implemented. <p>The motion for approval was moved, seconded and upon being put to a vote was unanimously agreed.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application be delegated to the Head of Planning and Building Control for approval, subject to: <ol style="list-style-type: none"> 1. Amendments to conditions to ensure the privacy of ground floor flats 2. A demonstration that refuse vehicles and other HGVs can turn both into and out of the site. 	
34.	<p>HAREFIELD PLACE, THE DRIVE (APPLICATION FOR LISTED BUILDING CONSENT) - 12571/APP/2015/3650 (<i>Agenda Item 8</i>)</p> <p>The motion for approval was moved, seconded and upon being put to a vote was unanimously agreed.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application be approved. 	
<p>The meeting, which commenced at 6.00 pm, closed at 6.57 pm.</p>		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Alex Quayle on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.