

## Minutes

### MAJOR APPLICATIONS PLANNING COMMITTEE

9 February 2016



HILLINGDON  
LONDON

Meeting held at Committee Room 5 - Civic Centre, High Street

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Peter Curling, Jazz Dhillon, Janet Duncan (Labour Lead), Henry Higgins, John Morgan, Brian Stead and David Yarrow</p> <p><b>LBH Officers Present:</b> James Rodger, Head of Planning and Enforcement, Mandip Malhotra, Major Applications and Business Development Manager, Richard Conroy, Planning Officer, Manmohan Ranger, Transportation Consultant, Tim Brown Legal Advisor, Charles Francis, Democratic Services</p>
3	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Cllr Peter Curling declared a pecuniary interest in Item 6. He left the room and did not participate in the item.</p>
3	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>None.</p>
3	<p><b>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</b> (<i>Agenda Item 4</i>)</p> <p>All items were considered in Public.</p>
3	<p><b>FORMER ARLA FOOD DEPOT VICTORIA ROAD RUISLIP - 66819/APP/2015/3653</b> (<i>Agenda Item 5</i>)</p> <p><b>S73 application seeking variation of condition 2 (approved plans) and 3 (approved documents) of planning permission ref 66819/APP/2014/1600 dated 24th December 2014 for:</b> <b>Redevelopment of the site to provide a foodstore with ancillary cafe (Class A1) and ancillary petrol filling station, cinema (Class D2), 5 x restaurant units (Class A3), and residential development consisting of 132 units, together with new vehicle and pedestrian accesses, car parking, servicing areas, landscaping arrangements, and other associated works.</b></p> <p><b>changes sought: 1) Increase of total units on the site from 132 to 163 and associated design/elevation changes.</b> <b>2) Changes to the approved Energy Strategy</b> <b>AMENDED PLANS RECEIVED 21/1/16 INCREASING THE AMOUNT OF PARKING SPACES TO 163 AND AMENDING THE PARKING LAYOUT.</b></p>

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

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

The petitioner made the following points:

- The original application was subject to significant scrutiny and delivered a completed package.
- The current proposal would be detrimental to the area.
- The associated construction would create noise, pollution and congestion.
- It was not acceptable for a company to achieve planning permission and then amend it.
- Residents do not want the development.
- Adding a further 31 homes to the site would spoil it.
- The wrong mix of housing types might be created.

The agent spoke in support of the application and made the following points:

- The Developer had worked with the Council to investigate how the scheme could be improved.
- The proposal now provided outside amenity space to all the new homes.
- The privacy to the new homes had been improved.
- The proposal site was close to public transport links.
- The developer acknowledged that South Ruislip Residents Association had concerns but had engaged with Officers about the scheme.
- There been no objections received from external consultees.
- 18 letters of support had been received.
- Increased traffic and vehicular movements would not be significant.

Officers explained that the unit mix and lay out had been changed within the site which had resulted in an increase the total number of units to 163 (28x1 bed, 128x2bed, 6x3bed and 4x4bed houses). Further changes included an amendment to the parking provision and layout had been revised to provide 163 parking spaces and a proposed increase in the number of units, alterations to the height of Blocks F and J and elevation alterations.

The Committee noted that the proposed increase in the number of units had allowed for a higher provision of affordable units to be provided within the site, and all of the existing and additional units proposed met or exceed the required internal unit size standards.

In the course of discussions, the Committee raised a number of points which included the design and appearance of the scheme, the number of disabled units and the defensible space surrounding the bedrooms of the developments. In response, Officers confirmed that the colour scheme depicted in the artists renditions was not accurate and the there were no radical colour changes to the building. With regards to the number of wheelchair units, Officers confirmed that 10% of the spaces would be disabled and in relation to defensible space, the Committee were informed

that the addendum set out the following requirement: *'including details of the screening required for the defensive space at the front and rear of the flats to ensure privacy of these residents'*

On being put to the vote, it was moved, seconded and agreed that the application be approved as per the officer report, addendum and following changes:

**Resolved -**

**That the application be Approved as per officer recommendation and addendum and the following three changes:**

1. Condition 18- amend to include in paragraph 2 'All residential parking shall be allocated to a residential property at no cost to the future occupiers. The plan shall.....'.
2. Condition 18- amend to include 'notwithstanding the location of disabled parking spaces shown on the approved plans, a further plan shall be submitted to and approved in writing by the Council to show the location of all disabled parking bays.'
3. Condition 18; for clarification, an amended plan showing disabled parking spaces must be submitted to show dispersal of disabled bays throughout the site and in more accessible locations, closer to the residential unit entrance points.'

**3. BRUNEL UNIVERSITY KINGSTON LANE - 532/APP/2015/3349 (Agenda Item 6)**

**Erection of a multi storey car park and removal of existing surface parking spaces**

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

Officers explained the proposed Multi Storey Car Park would replace 124 existing surface level parking spaces on the application site and 66 parking spaces lost due to the development of the research facility site. In addition, 70 surface parking spaces elsewhere within the University Campus would be removed as part of this scheme, in order to ensure that the University's agreed Travel Plan parking target was maintained.

The Committee noted the proposal would result in a net gain of 24 car parking spaces across the University campus. These 24 additional spaces would bring the total campus wide parking provision (existing and approved but not yet implemented) up to the permitted 2,088 parking spaces secured under the 2004 master plan outline permission.

During the course of discussions, the Committee agreed that the proposal would not increase the developed area of the campus and that the structure would not have a greater impact on the openness of the Green Belt in the location, having regard to the previously developed nature of this part of the campus. As a result, the proposal would not amount to an inappropriate development in the Green Belt or be detrimental to the character of the area.

In terms of ecology, Officers explained that the proposal would not increase

the risk of flooding. The Committee welcomed the landscaping conditions and in particular the land restoration concerning the redundant spaces.

It was moved, seconded and on being put to the vote agreed that the application be approved.

**Resolved -**

**That the application be approved as per officer recommendation and addendum.**

41 **HILLINGDON HOSPITAL, PIELD HEATH ROAD - 4058/APP/2015/4041**  
(Agenda Item 7)

**Formation of 48 additional parking spaces on land adjoining the main car park at Hillingdon Hospital and associated highway, access and landscaping works**

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

It was noted that as part of the works, the car park would be segregated into visitor/ patient and staff parking, which was included as part of the previously approved decked scheme and involved a similar alteration to the exit on Royal Lane to allow staff to access this part of the car park.

Officers explained that unlike the previous scheme which proposed a barrier free access to the visitor parking area on the Pield Heath Road entrance, controlled by an Automatic Number Plate Recognition system (ANPR) with parking tariffs being paid on exit, this scheme would retain the barrier. The Committee welcomed the additional provision offered by the scheme but requested that condition be added to ensure the bollards on the approved plans which separated the visitor and staff car parking could not be moved.

**Resolved -**

**That the application be Approved as per officer recommendation and addendum with the additional change to condition 2 to include '*...The bollards shown on the approved plans to separate the visitor and staff car parking shall be retained in perpetuity.*'**

41 **HERMITAGE SCHOOL NURSERY & LANCASTER CENTRE SITE - 68164/APP/2015/4167** (Agenda Item 8)

**Variation of condition 2 (approved plans) of planning permission ref: 68164/APP/2013/758 dated 30/08/13 (Alterations and conversion of the existing Lancaster Centre building into 7 self-contained flats. Demolition of the existing Hermitage Nursery Building and construction of a two storey (with accommodation in roof) block of 12 flats with associated car parking, soft and hard landscaping (19**

**residential flats in total)) to change the unit mix from 2 x studio flats, 7 x 1-bed flats and 10 x 2-bed flats to 2 studio flats, 2 x 1-bed, 14 x 2-bed & 1 x 3-bed flats (total 19 units); make associated alterations to internal layouts; increase height of lift shaft; and ancillary minor alterations**

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

Officers explained that the changes sought would not detrimentally impact on the residential amenity of neighbouring occupiers. The development was considered to comply with current local, London Plan and national planning policies relating to residential development and, accordingly, the application was recommended for approval, subject to conditions and the signing of a revised S106 Legal Agreement.

It was moved, seconded and on being put to the vote agreed that the application be approved.

**Resolved -**

**That the application be approved as per the Officer recommendation and addendum report.**

**4. THE GRAND UNION OFFICE PARK, PACKET BOAT LANE, COWLEY - 1197/APP/2015/4164 (Agenda Item 9)**

**Demolition of Block C and end of Block B and erection of four replacement buildings of five-storeys in height. Extensions to Blocks A and B to five-storeys. Excavation of basement for car parking; provision of landscaping and amenity space; enhancement of site boundaries including improved access to Grand Union Canal. Total provision of 144 residential units (32 replacing those already approved under permitted development rights in existing loft space of Blocks A and B), comprising 12 x studio, 51 x 1-bed, 53 x 2-bed, 28 x 3-bed; car parking provision of 251 spaces and cycle parking provision of 273 spaces.**

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

In accordance with the Council's constitution, a representative of the petitioners supporting the proposals addressed the meeting.

The petitioner made the following points:

- The applicant had worked closely with Planning Officers to achieve a sympathetic design.
- It was hoped the design would achieve a high standard of accommodation.
- The applicant had adapted its initial ideas to ensure they met the needs of the Council.
- Officers had prepared a thorough report on the application.

Officers explained that until early 2015, the site was in use as an office (Use

Class B1(a)) which is an employment use. However, a number of prior approval applications had been granted or allowed at appeal for the change of use of buildings within the site from office to residential. The full planning application before Committee sought consent for 144 units through new build development which would provide a total of 251 units within the site, an increase of 61 units from which had been consented, under the prior approvals.

The Committee heard that the development made better and more efficient use of this previously developed site in comparison with the consented scheme, as it would provide better quality internal and external living space. It also incorporated enhancements of the canal environment and setting of the site; provided a range of affordable units; provided ecological and sustainability improvements and improved parking arrangements.

During the course of discussions, the Committee enquired about noise and air quality details and were informed that this information would be sought through legal agreements. Examining the amenity space and in particular the children's play area, the Committee expressed concern at the lack of fencing and requested that this be conditioned. The topic of overlooking was also raised and Officers assured Committee this was not an issue as the design incorporated recessed balconies.

On being put to the vote, it was moved, seconded and agreed that the application be approved.

**Resolved -**

**That the application be approved as per officer recommendation and addendum and the following change:**

***Amend condition 7, part 2 to include: '2e. Details of the children's play area and boundary treatment, to ensure the provision of a secure play area is provided on site'.***

**4. 21 HIGH STREET, YIEWSLEY - 26628/APP/2015/4622 (Agenda Item 10)**

**Variation of condition 2 (Approved Plans) of planning permission ref: 26628/APP/2014/675, dated 31/07/2014 (Erection of part 4, part 5 storey building to provide 51 self contained residential units (22 x 1 bedrooms and 29 x 2 bedrooms) and two retail units Use Class A1 and one restaurant/cafe Use Class A3 with 53 car parking spaces, 3 motorcycle spaces and 51 cycle spaces, communal and private amenity areas and landscaping works) to allow for a change of use from A1 (Retail) to a flexible A1 (Retail) and A2 (Financial & Professional Services) use.**

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

Officers explained that the proposed change of use from A1 to a flexible A1/A2 use was considered to be acceptable and would not harm the viability or vitality of the Secondary Shopping Area of the Yiewsley/West Drayton Town Centre.

The Committee agreed that the proposal would not cause harm to the character and appearance of the street scene or impact on the residential amenity of neighbours and future occupiers of the development.

On being put to the vote, it was moved, seconded and agreed that the application be approved.

**Resolved -**

**That the application be approved as set out in the officer report and the addendum report.**

The meeting, which commenced at 6.00 pm, closed at 7.10 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.