

Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

22 March 2016

Meeting held at



HILLINGDON
LONDON

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| | <p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards, Peter Curling, Jazz Dhillon, Janet Duncan (Labour Lead), Henry Higgins, John Morgan, Brian Stead and David Yarrow</p> <p>LBH Officers Present: Sarah White (Legal Advisor), James Rodger (Head of Planning, Green Spaces and Culture), Mandip Malhotra (Interim Major Applications Manager), Manmohan Ranger (Transport Consultant) and Alex Quayle (Democratic Services Officer).</p> |
| 55. | <p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p> |
| 56. | <p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p> |
| 57. | <p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING 9 FEBRUARY 2016 (<i>Agenda Item 3</i>)</p> <p>The minutes to the meeting held 9 February 2016 were agreed.</p> |
| 58. | <p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p> |
| 59. | <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 business was heard in Part 1.</p> |
| 60. | <p>103, 105 & 107 DUCKS HILL ROAD, NORTHWOOD 64345/APP/2016/38 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report, and provided an overview of the application.</p> <p>Members enquired whether the cycle storage indicated was lockable, which officers confirmed that it was. A further question asked officers to confirm that the changes to the application maintained a reasonable width of access, and Members were satisfied that the 1.5 metre gap was sufficient.</p> |

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

Resolved -

That the application was approved.

61. **15 - 17 UXBRIDGE ROAD, HAYES 69827/APP/2015/4719** (*Agenda Item 7*)

Officers introduced the report, and, noting the addendum, provided an overview of the application. The application was for an apart hotel, which allowed stays up to 90 days and provided additional services, such as a kitchenette. The s106 agreement agreed construction and hospitality training, and the addendum corrected the contribution to £25,000. The Greater London Authority had reported that the energy efficiency was unsatisfactory, and officers requested delegated powers to the Head of Planning to negotiate energy terms.

A Member requested that greater clarity was given to condition 4 to specify that the apart hotel facilities were for use 'only' by residents.

The Committee complimented the design style, and the location on Uxbridge Road. However, given the limited space for planting, a Member enquired whether trees which absorb pollution could be planted. Officers responded that this could not be a condition, but could be included as an informative.

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

Resolved -

That the application be approved as per the report and addendum, and subject to:

- 1) **Delegated powers to the Head of Planning to negotiate the final energy requirements.**
- 2) **Alternation of condition 4 to state that facilities were only for the use of apart hotel residents.**
- 3) **An additional informative to state that "Any trees/shrubs proposed as part of the landscaping proposals should comprise pollutant absorbing species."**

The meeting, which commenced at 6.00 pm, closed at 6.06 pm.

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.