



HILLINGDON  
LONDON



# Major Applications Planning Committee

**Date:** TUESDAY, 4 OCTOBER  
2016

**Time:** 6.00 PM

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE UB8  
1UW

**Meeting  
Details:** Members of the Public and  
Press are welcome to attend  
this meeting

## To Councillors on the Committee

Councillor Edward Lavery (Chairman)  
Councillor Ian Edwards (Vice-Chairman)  
Councillor Henry Higgins  
Councillor John Morgan  
Councillor Brian Stead  
Councillor David Yarrow  
Councillor Peter Curling (Labour Lead)  
Councillor Janet Duncan  
Councillor John Oswell

**Published:** Monday, 26 September 2016

**Contact:** Democratic Services  
**Tel:** 01895 250833  
**Email:** [democratic@hillington.gov.uk](mailto:democratic@hillington.gov.uk)

This Agenda is available online at:  
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=325&Year=0>

*Putting our residents first*

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

# Useful information for residents and visitors

## *Watching & recording this meeting*

You can watch the public (Part 1) part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

When present in the room, silent mode should be enabled for all mobile devices.

## *Travel and parking*

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short way away. Limited parking is available at the Civic Centre. For details on availability and how to book parking space, please contact Democratic Service. Please enter from the Council's main reception where you will be directed to the Committee Room.

## *Accessibility*

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

## *Emergency procedures*

If there is a FIRE, you will hear a continuous alarm. EXIT and assemble on the Civic Centre forecourt. Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



## A useful guide for those attending Planning Committee meetings

### Security and Safety information

**Fire Alarm** - If there is a FIRE in the building the fire alarm will sound continuously. If there is a SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

**Mobile telephones** - Please switch off any mobile telephones before the meeting.

### Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more people who live, work or study in the borough, can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

**Ward Councillors** - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

**Committee Members** - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

### How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;

petition organiser or of the agent/applicant;

5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

### About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

4. The Committee may ask questions of the

# Agenda

---

## CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings
- 4 Matters that have been notified in advance or urgent
- 5 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

## PART I - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. The name of the local ward area is also given in addition to the address of the premises or land concerned.

	Address	Ward	Description & Recommendation	Page
--	---------	------	------------------------------	------

## Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	36-40 Rickmansworth Road	Northwood	Demolition of 3 detached dwellings and redevelopment to provide 24 residential flats (13 x 1 bedroom units; 8 x 2 bedroom units; and 3 x 3 bedroom units), amenity space and associated car parking.  <b>Recommendation: Approval + Sec 106</b>	1 - 44  212 - 241

---

## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	IAG Cargo Campus	Heathrow Villages	<p>Erection of a new 11,520 sq.m (GIA) cargo handling facility (B8 use), ancillary buildings totalling 330 sq.m and associated works including changes to site access and reconfiguration of landside and airside parking.</p> <p><b>Recommendation: Approval</b></p>	<p>45 - 66</p> <p>232 - 241</p>
8	Imperial House & Units 1& 2, Victoria Road, South Ruislip	South Ruislip	<p>Construction of a 2,554sqm. GIA (1,687sqm sales area) Class A1 discount food store with associated access arrangements, car parking and landscaping (involving the demolition of Imperial House, former Comet building and vacant Value Windows Ltd building) and external refurbishment / re-cladding of Bensons for Beds unit.</p> <p><b>Recommendation: Approval + Sec 106</b></p>	<p>67 - 114</p> <p>242 - 260</p>
9	Southall Gasworks Site	Townfield	<p>Submission of Details for condition 3 (Bridge Construction) and 4 (Details of Materials) for planning permission ref 54814/APP/2009/430 dated 29 September 2010; hybrid planning application for Southall Gasworks Redevelopment.</p> <p><b>Recommendation: Approval</b></p>	<p>115 - 118</p> <p>261 - 270</p>

10	Southall Gasworks Site	Townfield	<p>Details pursuant to condition 7 (Construction Management Plan) of planning permission 54814/APP/2009/430; Outline application: Demolition of 22 houses; the remediation of the land and the redevelopment of the site to deliver a large mixed use development including residential, non-food retail, food retail, restaurants, bars and cafes, hotel, conference and banqueting, cinema, health care facilities, education facilities, office/studio units, sports pavilion, an energy centre, multi-storey car park and associated car and cycle parking, landscaping, public realm, open space and children's play space. Full application: New access roads from the Hayes by-pass and Southall town centre to the application site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Widening of South Road across the railway line, widening of South Road over the railway line for the creation of a bus lane and three new accesses onto Beaconsfield Road. Two bridges over the Grand Union canal and Yeading Brook to provide pedestrian and cycle access to the Minet Country Park and Springfield Road.</p> <p><b>Recommendation: Approval</b></p>	<p>119 - 126</p> <p>271 - 272</p>
11	Southall Gasworks Site	Townfield	<p>Submission of Details for condition 12 (Detailed Design of Western Link to Pump Lane) and 15 (Details of construction and surfacing of Pump Lane) for planning permission ref 54814/APP/2009/430 dated 29 September 2010; hybrid planning application for Southall Gasworks Redevelopment.</p> <p><b>Recommendation: Approval</b></p>	<p>127 - 132</p> <p>273 - 292</p>

12	Southall Gasworks Site	Townfield	<p>Discharge of Condition 19 (remediation) of planning permission ref 54814/APP/2009/430 for Demolition of 22 houses; the remediation of the land and the redevelopment of the site to deliver a large mixed use development including residential, non-food retail, food retail, restaurants, bars and cafes, hotel, conference and banqueting, cinema, health care facilities, education facilities, office/studio units, sports pavilion, an energy centre, multi-storey car park and associated car and cycle parking, landscaping, public realm, open space and children's play space. New access roads from the Hayes by-pass and Southall town centre to the application site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Widening of South Road across the railway line, widening of South Road over the railway line for the creation of a bus lane and three new accesses onto Beaconsfield Road. Two bridges over the Grand Union canal and Yeading Brook to provide pedestrian and cycle access to the Minet Country Park and Springfield Road.</p> <p><b>Recommendation: Approval</b></p>	<p>133 - 136</p> <p>293 - 294</p>
13	Southall Gasworks Site	Townfield	<p>Submission of Details for condition 24 (Invasive Species) for planning permission ref 54814/APP/2009/430 dated 29 September 2010; hybrid planning application for Southall Gasworks Redevelopment.</p> <p><b>Recommendation: Approval</b></p>	<p>137 - 140</p> <p>295 - 296</p>

14	Southall Gasworks Site	Townfield	<p>Discharge of Condition 30 (Ecological Management Plan), Condition 31 (Ecological Clerk of Works - relating solely to the appointment of the Ecological Clerk of Works) and Condition 32 (Habitat Surveys) of planning permission ref. 54814/APP/2009/430 for Demolition of 22 houses; the remediation of the land and the redevelopment of the site to deliver a large mixed use development including residential, non-food retail, food retail, restaurants, bars and cafes, hotel, conference and banqueting, cinema, health care facilities, education facilities, office/studio units, sports pavilion, an energy centre, multi-storey car park and associated car and cycle parking, landscaping, public realm, open space and children's play space. New access roads from the Hayes by-pass and Southall town centre to the application site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Widening of South Road across the railway line, widening of South Road over the railway line for the creation of a bus lane and three new accesses onto Beaconsfield Road. Two bridges over the Grand Union Canal and Yeading Brook to provide pedestrian and cycle access to the Minet Country Park and Springfield Road.</p> <p><b>Recommendation: Approval</b></p>	<p>141 - 146</p> <p>297 - 298</p>
----	------------------------	-----------	---	---



15	Southall Gasworks Site	Townfield	Submission of Details for condition 34( Flood Relief Channel) and 35 (Flood Storage Area) for planning permission ref 54814/APP/2009/430 dated 29 September 2010; hybrid planning application for Southall Gasworks Redevelopment.  <b>Recommendation: Approval</b>	147 - 152  299 - 317
16	Waterloo Wharf, Uxbridge	Uxbridge South	Demolition of existing buildings. Erection of 4 storey building containing 53 apartments and commercial unit together with associated car parking, access and landscaping.  <b>Recommendation: Approval</b>	153 - 210  318 - 331

## **PART I - Plans for Major Applications Planning Committee**