

Minutes



MAJOR Applications Planning Committee

1 February 2017

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Peter Curling, Janet Duncan, Henry Higgins, Brian Stead, David Yarrow, Peter Davis (In place of Ian Edwards) and Manjit Khatra (In place of John Oswell)</p> <p>LBH Officers Present: Luke Taylor (Democratic Services Officer), James Rodger (Head of Planning and Enforcement), Anisha Teji (Democratic Services Officer), Neil McClellan (Major Applications Team Leader) and Jyoti Mehta (Trainee Solicitor)</p>
120.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Ian Edwards with Councillor John Oswell substituting and Councillor Peter Davis with Councillor Manjit Khatra substituting.</p>
121.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
122.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 26 OCTOBER 2016 AND 11 JANUARY 2017 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 26 October 2016 were deferred for further information.</p> <p>The minutes of the meeting held on 11 January 2017 were agreed as a correct record.</p>
123.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
124.	<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>

It was confirmed that all items were Part I and would be heard in public.

125. **WARRENDER PRIMARY SCHOOL - 4311/APP/2016/4295** (*Agenda Item 6*)

Officers introduced the report and highlighted the addendum. The proposals sought planning permission to enable the expansion of the school and any associated works allowing them to cater for a total of 460 pupils. Officers confirmed that the expansion was part of Hillingdon Council's ongoing school expansion programme and requirement to meet the educational needs of the Borough. Officers further advised that the school currently operated one of the most effective travel plans and the number of people arriving by car had dropped by 33 percent.

Members commented that it was a good proposal from the applicant and the recommendation was moved, seconded and unanimously agreed.

- **RESOLVED: That the application was approved.**

126. **BERKELEY APARTMENTS - 31642/APP/2016/4411** (*Agenda Item 7*)

Officers took the committee through the report, plans, photos and the addendum. The application sought planning permission to change the use from an apartment hotel to a homeless persons hostel use and associated external works. Officers explained that the existing building provided temporary accommodation for homeless persons. Officers further explained that there were 28 existing car park places located outside the gates for visitors and there was a proposal to reallocate one of the existing car parking spaces for motor cycles, as requested by the Council's Highways Engineer.

Members questioned whether there was need for a motorcycle parking bay and Officers responded that it was the Council's standards that for every 20 car parking spaces there was one motorcycle parking space. Members commented that the apartments were already being used as temporary accommodation so would not be a difference in use. Members enquired whether the temporary accommodation would be for homeless residents of Hillingdon and Officers responded that the application was being made by Hillingdon Council to respond to local needs.

Members moved the recommendation and voted unanimously in favour of the

application.

- **RESOLVED: That the application was approved.**

127. **HAREFIELD PLACE, THE DRIVE - 12571/APP/2016/3950** (*Agenda Item 8*)

The Chairman confirmed that items eight and nine would be considered concurrently as they considered applications at the same site, although both items would be put to a vote separately. Officers introduced the report and the addendum. Previous planning permission had been granted. This application sought a Minor Material Amendment (MMA) to change the basement layout resulting in a reduction of floor area. Officers explained that this would not result in any change to the external appearance of the original development and would not significantly affect the heritage value of the listed building.

Members accepted the proposed amendment and considered it to be a "win-win" proposal. A motion for the application to be approved was moved, seconded and was unanimously agreed.

- **RESOLVED: That the application be approved.**

128. **HAREFIELD PLACE, THE DRIVE - 12571/APP/2016/4137** (*Agenda Item 9*)

The minutes for Item 9 are included in Item 8, as both items were considered concurrently. Members moved the recommendation and voted unanimously in favour of the application.

- **RESOLVED: That the application be approved.**

129. **FORMER WEST DRAYTON POLICE STATION - 12768/APP/2016/1580** (*Agenda Item 10*)

Councillor Morgan arrived during the discussion of this item but did not take part in the discussion or vote.

Officers took the committee through the report and plans. The proposal sought planning permission for a residential development involving the demolition of all the existing buildings on the former West Drayton Police Station site and the recreation of a four storey block containing 40 flats to be located on the front part of the site and 13 three storey houses to be located to the rear of the site, together with associated car parking access.

Officers informed the committee that proposed schemes were within guidelines providing good internal and external living space. Officers further drew members' attention to the addendum which highlighted the viable level of affordable housing which has been agreed. Officers considered that condition 20 in the addendum, covering the issue of noise, required greater clarity and asked Members to agree that the second sentence read, "The scheme should indicate LAeq,T and LAm_{ax} noise levels."

Members commented that it would be a good development but enquired how listed walls within the area would be protected. Members considered that it would be preferential to have a separate condition specifically in relation to this matter as it would provide further clarity. Members delegated the task to the Head of Planning to propose a suitable planning condition. Members moved the recommendation and voted unanimously in favour of the application.

- **RESOLVED: That the application was approved subject to additional condition and as amended by the addendum.**

The meeting, which commenced at 6.00 pm, closed at 6.20 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact on 01895 250636. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.