

## Minutes



### MAJOR Applications Planning Committee

2 August 2017

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Jazz Dhillon, Janet Duncan, John Morgan, John Oswell, Brian Stead and David Yarrow</p> <p><b>LBH Officers Present:</b> Johanna Hart (Principal Planning Officer), Roisin Hogan (Planning Lawyer), James McLean Smith (Major Applications Officer), Manmohan Ranger (Transport Consultant), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
30.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
31.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Duncan declared a non-pecuniary interest in Item 9, Concrete Batching Plant, Site at Thorney Mill Road, and left the room during the discussion of this item.</p>
32.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>None</p>
33.	<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>It was confirmed that all items were Part I and would be heard in public.</p>
34.	<p><b>FORMER GARAGE SITE, R/O 6 - 16 NELSONS ROAD, HILLINGDON - 72704/APP/2017/1068</b> (<i>Agenda Item 5</i>)</p> <p><b>Proposed demolition of the existing garage blocks and erection of six houses with rear dormers, parking spaces, all associated external works and changes to the front and rear gardens of 13 Nelson Road to widen the existing access.</b></p> <p>The proposal involves the redevelopment of the former garage block site with a total of six new dwellings configured as two semi-detached, four-bedroom dwellings located towards the narrower southern end of the site and a terrace of four dwellings</p>

comprising two four-bedroom dwellings, either side of two three-bedroom dwellings. All dwellings will be two-storeys in height but incorporating additional floorspace within the roof, with two off-street car parking spaces provided for each individual dwelling.

The officer introduced the report and highlighted the addendum, which included an additional condition for car parking.

A petitioner spoke in objection to the application, and informed the Committee that application was an overdevelopment of the area and the access was not suitable to handle the proposed development. Cars often mount the pavement to avoid those cars parked on the road, and large vehicles struggle to get down the road, so further traffic congestion and more cars in the area could prevent emergency services or larger vehicles from accessing homes. The petitioner also conveyed safety concerns regarding children that play in the area. Members heard that the removal of trees in the area would lead to increased noise pollution and decreased air quality, while the screening trees were not big enough to prevent loss of amenity.

Councillor Chapman, Ward Councillor for Northwood, commented that the proposal would be too large and overbearing on the area, particularly due to overlooking of 1 - 4 Nelson Close and 5 - 6 Nelson Lane, and loss of sunlight to neighbouring properties. The small road and parked cars on the pavement would also lead to access problems, particularly with large vehicles.

The Highways Officer confirmed to Members that there was a 10.5m standard width for roads to accommodate refuse vehicles and emergency services, and the proposal met this standard, with large vehicles able to turn into the road in a single movement. The Head of Planning and Enforcement informed Councillors that the sites on Nelson Lane are of a similar size to this development, and any overlooking of neighbouring properties complies or exceeds the Council's minimum standards.

The Committee questioned the internal layout of Block A, with stairs positioned against the party walls of the bedrooms of No. 3 and 4, and were informed that the internal layout exceeds the minimum size and there is the opportunity to correct the layout. Members also noted that it was important to confirm that 25% of each premise was soft landscaping, and it was confirmed that this could be achieved by altering Condition 8.

Members also confirmed that a Construction Logistics Management Plan should be submitted to ensure that no problems with construction vehicles arise during this period.

The officer's recommendation, subject to additional conditions regarding the internal layout and Construction Logistics Management Plan and a change to condition 8, was then moved and seconded, and unanimously agreed when put to a vote.

**RESOLVED: That the application was approved, subject to additional conditions.**

35. **VYNERS SCHOOL, WARREN ROAD, ICKENHAM - 4514/APP/2017/1771** (*Agenda Item 6*)

**Extension to sports hall to create a new two-storey teaching block comprising classrooms, dining room, library, admin space and ancillary facilities; provision of new All Weather Pitch (AWP); reconfiguration of parking layout and reversal in direction of existing vehicular one-way system; increased cycle parking; landscaping; creation of off-site cricket run; and associated development.**

Officers introduced the application, which sought permission for works associated with the expansion of the school, and highlighted the extensive addendum, including comments from Sport England.

Members heard that although the application was for a development in the Green Belt,

but a statement highlighting the special circumstances surrounding the application was deemed acceptable by the Council.

Councillors confirmed that they believed the proposal was necessary for the school, and noted that the school was situated in the Green Belt, so further development would naturally take place within the Green Belt.

Members noted the amendment in the addendum which corrected condition 8, and moved, seconded and unanimously agreed the officer's recommendation.

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

36. **LITTLE BRITAIN LAKE (FOOTBRIDGE), PACKET BOAT LANE, COWLEY - 52368/APP/2017/1844** (*Agenda Item 7*)

**Proposed footbridge over the River Colne at the north end of Little Britain Lake.**

Officers noted the addendum and introduced the application, which proposed a modestly-sized footbridge representing a compatible use within the green belt environment over the River Colne to allow both public access and access for the Environmental Agency to the weir.

Members noted an objection letter from a local resident, and questioned the reasons that access was being proposed, as there were concerns about the impact it would have on local wildlife. Officers confirmed that there was a separate application to remove trees, and access was necessary for this reason, but it also gave the opportunity to open the area up to members of the public.

The Committee expressed concerns that unrestricted access could compromise the wildlife in the area and any potentially negative consequences should be considered before the application was granted. Councillors noted that it was not just the human impact on the area, as cats, dogs and foxes could all impact on the wildlife. Members noted that there may be no detrimental impact, but supported a full ecological survey of the area to understand the impact that opening up the island would have.

Councillors commented that the area was prone to flooding and questioned whether a new footbridge would exacerbate these concerns. The Head of Planning and Enforcement confirmed that current plans proposed that the bridge would be above the flood risk height, but only the ecological impact on water voles has been confirmed.

As such, Members proposed deferring the application to allow for a further ecology impact report that considered all the local wildlife on the island. Furthermore, clarification was sought to confirm that the bridge height would not lead to further flooding. The motion to defer the application was seconded and, when put to a vote, unanimously agreed.

**RESOLVED: That the application was deferred.**

37. **PROLOGIS PARK, HORTON ROAD, YIEWSLEY - 37977/APP/2017/1634** (*Agenda Item 8*)

**Section 73 application for variation of Conditions 5 (approved drawings), 6 (approved documents), 25 (insertion of mezzanine floors) and 27 (use as data centre) as attached to planning permission ref. 37977/APP/2015/1004 dated 14 December 2015: Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to**

**16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters, except for access, reserved for later determination.**

Officers introduced the application which sought a proposed variation to allow for buildings to be used as a data centre, and highlighted the addendum.

Councillors commented that they were pleased modern companies wanted to be located in the Borough, and welcomed the development. Due to the towpath south of the site, and the location of the substation compound on the site, Members confirmed that they supported stronger terms on the landscaping condition to ensure planting between the site and the path was more substantial.

Responding to Members' questioning, Officers confirmed that the timescales to carry out the development were suitable, but it was straightforward to vary these should the applicant wish to in the near future. The Head of Planning and Enforcement noted that some minor changes were required to key conditions, and Members agreed to delegate authority to allow these changes to take place.

The Committee also noted that they would like officers to investigate whether it was possible to review the accessibility of the footpath for wheelchair users.

The officer's recommendation, subject to delegated authority to the Head of Planning and Enforcement, was moved, seconded and unanimously agreed at a vote.

**RESOLVED: That the application was approved, subject to delegated authority to the Head of Planning and Enforcement.**

38. **CONCRETE BATCHING PLANT, SITE AT THORNEY MILL ROAD, OUTBOROUGH - 39707/APP/2017/2356** (*Agenda Item 9*)

**Importation, storage and onward distribution of rail borne aggregates, together with the erection and use of a concrete batching plant and associated infrastructure at Thorney Mill Sidings, Thorney Mill Road, Iver (Consultation by Buckinghamshire County Council).**

Councillor Duncan declared a non-pecuniary interest in the application and left the room during discussion of the item.

The out of borough application related to an application made by Buckinghamshire County Council for the proposed concrete batching plant and associated infrastructure.

Members confirmed that an objection should be lodged to Buckinghamshire County Council concerning the proposals, as they were an inappropriate development within the Green Belt and due to the noise disturbance to residents in the London Borough of Hillingdon.

The Committee moved, seconded and unanimously agreed the officer's recommendation.

**RESOLVED: That the application was refused.**

The meeting, which commenced at 6.00 pm, closed at 7.11 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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**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.**