



HILLINGDON
LONDON



Major Applications Planning Committee

Date: TUESDAY, 13 MARCH 2018

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 Jazz Dhillon

Councillor Janet Duncan

Councillor Henry Higgins

Councillor John Morgan

Councillor John Oswell

Councillor Brian Stead

Councillor David Yarrow

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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

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.

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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;

4. The Committee may ask questions of the 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.

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 meeting 1 - 6
- 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.

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	COMAG - 24843/APP/2018/269	Yiewsley	Demolition of existing buildings (Use Class B8) and erection of 104 self-contained (20 x 1-bedroom, 75 x 2-bedroom and 9 x 3-bedroom) units (Use Class C3), Community Space (Use Class D1), and the provision of car parking, associated landscaping, drainage and other ancillary work. Recommendation: Approval + Sec 106	TO FOLLOW

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Malt House, 281 Field End Road - 23156/APP/2017/4464	Cavendish	Demolition of existing building and erection of 27 residential units (Class C3) comprising 24 flats and 3 houses including car parking, landscaping, access and associated works. Recommendation: Approval	TO FOLLOW
8	Unit E, Prologis Park - 73366/APP/2017/4345	Pinkwell	Installation of effluent treatment plant within existing service yard with resultant realignment of service yard fence and reduction in site landscaping. Recommendation: Approval	TO FOLLOW
9	Club House, Field End Recreation - 73434/APP/2017/4640	South Ruislip	Demolition and replacement of existing club house. Resurfacing of existing access road and provision 23 new hard surfaced car parking spaces (including 2 disabled bays). Recommendation: Approval	TO FOLLOW

PART I - Plans for Major Applications Planning Committee

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Agenda Item 3

Minutes



HILLINGDON
LONDON

MAJOR Applications Planning Committee

20 February 2018

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Jazz Dhillon, Janet Duncan, Henry Higgins, John Morgan, John Oswell, Brian Stead and David Yarrow</p> <p>LBH Officers Present: Glen Egan (Legal Advisor), James Rodger (Head of Planning and Enforcement), James McLean-Smith (Major Planning Applications Officer), Mandip Malhotra (Pre-Applications Manager), Peter Loveday (Highway Development Engineer) and Liz Penny (Democratic Services Officer)</p>
128.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
129.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
130.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting on 31 January 2018 were agreed.</p> <p>RESOLVED: That the minutes of the meeting on 31 January 2018 be approved as an accurate record.</p>
131.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
132.	<p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that the items marked in Part I would be considered in public. There were no items marked in Part II to be considered in private.</p>
133.	<p>1 THE SQUARE, FURZERGROUND WAY - 37506/APP/2017/4534 (<i>Agenda Item 6</i>)</p> <p>Officers presented the report and highlighted the addendum. The application sought to</p>

	<p>erect a side extension and roof extension including re-cladding of existing building, provision of new decked car parking including hard and soft landscaping and ancillary works.</p> <p>Members were informed that the proposal was considered to provide a high quality design that was appropriate and reflected the character of Stockley Park. The application was deemed to accord with the relevant policies and guidance within the Hillingdon Local Plan and the London Plan and was recommended for approval subject to the conditions in the report.</p> <p>Members questioned whether it would be possible to provide more vertical features in landscaping. It was noted that the car park would be screened by greenery which was a positive element of the design; however, 24 'U' graded trees were to be removed as part of the scheme. It was agreed that an informative be added to 'beef up' the landscaping conditions in accordance with Members' suggestions.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed (Councillor Morgan arrived at 18:11 therefore did not vote on this first item).</p> <p>RESOLVED -</p> <ol style="list-style-type: none"> 1. That the application be approved subject to S106 and the additions within the addendum; 2. That authority be delegated to the Head of Planning and Enforcement to add an informative relating to landscaping - to incorporate more vertical trees around the building.
134.	<p>SUMMIT CENTRE, SKYPORT DRIVE - 9420/APP/2017/4321 (<i>Agenda Item 7</i>)</p> <p>Councillor Morgan arrived at 18:11 prior to commencement of the officer's presentation. Officers presented the application which sought approval for the provision of a 1.8 metre high metal palisade fence and automated gates to control access to services yards. Members were informed that the proposed development would be consistent with the industrial nature of the site and would have a minimal impact on the wider surroundings due to its sympathetic positioning, external finish and the screening offered by existing landscaping.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED - That the application be approved.</p>
135.	<p>ACOL CRESCENT EARLY LEARNING CENTRE - 67607/APP/2017/4627 (<i>Agenda Item 8</i>)</p> <p>Officers presented the report and highlighted the addendum. The application sought to demolish the existing buildings and replace them with a new part two, part three-storey building accommodating 33 social housing flats with associated access, parking and landscaping. Members were informed that planning permission was previously granted for the redevelopment of the site to provide 28 social and supported housing units in 2014. That application expired on 6/617. Members were advised that the proposed new development was similar to the previously approved plan and was in keeping with the surrounding area.</p>

	<p>Members were of the opinion that the new design was an improvement on that which had been approved previously. However, Members requested clarification regarding the roof terraces and stated that these should be set in away from the edge of the structure. Councillors were advised that this was covered in the addendum. Members expressed concern regarding the possibility of overlooking to one of the private balconies. It was confirmed that condition 7 would be amended relating to the landscaping of the roof gardens to ensure there were security screens and no direct overlooking. It was agreed that the wording of said condition be delegated to the Head of Planning and Enforcement.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED -</p> <ol style="list-style-type: none"> 1. That the application be approved as per officer's recommendation subject to S106 and the amendments in the addendum; 2. That authority be delegated to the Head of Planning and Enforcement to amend condition 7 to secure privacy screens and overlooking issues.
136.	<p>HAYES CIVIC HALL CAR PARK - 18520/APP/2017/4379 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and tabled an addendum. The application sought to install fencing and lighting along the perimeter of a car park roof. Members were informed that the works would provide a more secure and safe environment without any detrimental impact upon visual and residential amenities or highway safety.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed by the Committee.</p> <p>RESOLVED - That the application be approved subject to the addendum.</p>
137.	<p>401 UXBRIDGE ROAD - 23799/APP/2017/4648 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report and tabled an addendum. The application sought to demolish an existing day care centre and erect a new primary healthcare facility for two GP surgeries plus a 2 storey residential scheme above comprising 20 flats (4 x 1 bed, 14 x 2 bed and 2 x 4 bed), new parking and associated works and landscaping. Members were advised that the proposed development was considered an appropriate mix of uses, scales and built form that would enhance the locality and was recommended for approval.</p> <p>It was agreed that the two conditions 10 and 20 relating to parking be merged into one. Members questioned whether condition 13 relating to air quality was practical. It was agreed that the wording of said condition be amended accordingly.</p> <p>Members requested clarification regarding the availability of parking for electric vehicles and motorcycles. It was confirmed that this matter would be fully addressed in conditions 5 and 10.</p> <p>Members also requested clarification as to what would happen should the health centre not be built for any reason and asked if reassurance could be given that the housing would still be built in this case. The Head of Planning and Enforcement commented that the application was for a healthcare facility; if this were not to go ahead as</p>

	<p>planned, a new application would have to be submitted. It was confirmed that the healthcare facility was the enabling development - if it were not to go ahead for any reason the affordable housing review mechanism would give the Council some protection.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED -</p> <ol style="list-style-type: none"> 1. That the application be approved subject to S106 and the addendum; 2. That authority be delegated to the Head of Planning and Enforcement to amend condition 13, merge conditions 10 and 20, amend heads of terms 5 to allow an on site delivery programme for construction training, include 2 motorcycle bays in landscaping condition 5 and include the affordable housing review mechanism.
138.	<p>BATTLE OF BRITAIN MUSEUM & VISITOR CENTRE, WREN AVENUE - 585/APP/2017/4005 (<i>Agenda Item 11</i>)</p> <p>Officers introduced the application which sought to retain an existing temporary visitors' centre and its external decoration at the site of the Battle of Britain Bunker and the new visitors' centre. Members were informed that a mural would be incorporated as part of the development.</p> <p>Councillors requested clarification regarding the mural and were advised that the Council would be consulted on this and could refuse it if it were deemed to be inappropriate for any reason.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED - That the application be approved.</p>
139.	<p>BATTLE OF BRITAIN MUSEUM & VISITOR CENTRE, WREN AVENUE - 585/APP/2017/4538 (<i>Agenda Item 12</i>)</p> <p>Officers presented the application which sought to install a 5.4m high sculpture of Sir Keith Park. The application was recommended for approval.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED - That the application be approved.</p>
140.	<p>BATTLE OF BRITAIN MUSEUM & VISITOR CENTRE, WREN AVENUE - 585/ADV/2017/139 (<i>Agenda Item 13</i>)</p> <p>Officers introduced the application which sought to erect 18 x 6m high flag poles. The application was recommended for approval.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p>

	RESOLVED - That the application be approved.
	The meeting, which commenced at 6.00 pm, closed at 6.40 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. 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.

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