



HILLINGDON  
LONDON



# Major Applications Planning Committee

**Date:** WEDNESDAY, 24  
OCTOBER 2018

**Time:** 6.00 PM

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

**Meeting  
Details:** Members of the Public and  
Media are welcome to attend.  
This meeting may also be  
broadcast live.

This Agenda is available online at:  
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camera and scan the code below:



## To Councillors on the Committee

Councillor Edward Lavery (Chairman)  
Councillor Ian Edwards (Vice-Chairman)  
Councillor Alan Chapman  
Councillor Janet Duncan  
Councillor John Morse  
Councillor John Oswell  
Councillor Devi Radia  
Councillor Steve Tuckwell  
Councillor David Yarrow

**Published:** Tuesday, 16 October 2018

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**Putting our residents first**

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

# Useful information for residents and visitors

## *Watching & recording this meeting*

You can watch the public 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 walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services.

Please enter from the Council's main reception where you will be asked to sign-in and then 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. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt.

Lifts must not be used unless instructed by a 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 Committees

## Petitions, Speaking and Councillors

**Petitions** – Those who have organised a petition of 20 or more people who live 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. The Chairman may vary speaking rights if there are multiple petitions

**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 meeting works

The Planning Committees consider the more complex or controversial proposals for development and also 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 discuss 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.

## How the Committee makes decisions

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. 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

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## **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 - 4
- 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.

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## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	276 Bath Road, Heathrow - 35293/APP/2018/538	Heathrow Villages	<p>Minor material amendment to revise Conditions 2 (Approved Plans), and 3 (Approved Documents), alter timescales for the submission and approval of details relating to conditions 4 (Landscape works in accordance with Approved landscape scheme), 9 (Ecological Enhancement Scheme) and 18 (Details of taxi and coach drop-off area) and omit 13 (Electric charging points) and 15 (Car parking management strategy) of planning permission ref: 35293/APP/2015/3693, dated 31/10/16: Minor material amendment to planning permission ref. 35293/APP/2009/1938 dated 28/05/2010: Erection of 623-bedroom hotel with ancillary restaurant/bar facilities, landscaping, parking for 354 cars and associated works to allow the addition of an extra floor, internal and external alterations to the building, involving extension of the building within the internal courtyards and on the new fifth floor and alterations to the parking/landscaping layout.</p> <p><b>Recommendation: Approve + Sec 106</b></p>	<p>5 - 30</p> <p><b>168-179</b></p>
7	276 Bath Road, Sipson - 35293/APP/2018/317	Heathrow Villages	<p>Redevelopment of the site for a 250-bed hotel (Use Class C1) and multi-storey car park, including landscaping, plant and associated works.</p> <p><b>Recommendation: Approve + Sec 106</b></p>	<p>31 - 74</p> <p>180-197</p>

8	South Bucks - 39702/APP/2018/3292		<p>Part retrospective application for use of site as B8 use and construction of 4 x ancillary buildings, an electric substation, 9 x lighting columns and replacement boundary fence and gate at Link Park Heathrow, Thorney Mill Road, Iver</p> <p><b>Recommendation: Objection</b></p>	<p>75 - 82</p> <p>198-199</p>
9	Unit 1, Elystan Business Centre - 36985/APP/2018/2970	Townfield	<p>Change of use from a retail (Carpetright) (Use Class A1) to a 24-hour gym (Use Class D2) with associated alterations to the facade</p> <p><b>Recommendation: Approval</b></p>	<p>83 - 96</p> <p>200-208</p>
10	Fanuc House - 26134/APP/2018/2743	West Ruislip	<p>Section 73 application seeking Minor Material Amendment to revise Condition 2 (Approved Plans) of planning permission ref: 26134/APP/2016/1987, dated 5/7/17: Demolition of existing office building and re-development of the site to provide a 4 storey building with basement parking comprising 40 residential units with associated car parking, amenity space and landscaping, to allow replacement of car lift with access ramp, increase size of terrace over the ramp, relocate children's play area, relocation of 4 disabled spaces from surface level to basement, provision of 13 M4(2) compliant spaces with net reduction from 31 to 29 spaces, uplift of cycle space provision from 41 to 51 cycle spaces, increasing the size of the M4(3) units, additional service provision, including riser areas and plant room and car park ventilation and roof amendments to include additional PV panel provision and increase in gable eaves height by 75mm.</p> <p><b>Recommendation: Approve + Sec 106</b></p>	<p>97 - 128</p> <p>See revised plans pack</p>

11	Prologis Park West London - 37977/APP/2018/2417	Yiewsley	<p>Reserved matters pursuant to condition 1 of planning permission ref. 37977/app/2018/1117 dated xxxx for layout, scale, appearance and landscaping for phase 2 of the development at prologis park west london (formerly stockley park phase 3) ( section 73 application for removal of condition 27 (data centre use) and variation of condition 6 (approved documents) of planning permission 37977/app/2017/1634 dated 14.08.17 (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 14-12-2015: 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).</p> <p>Recommendation: approve + sec 106</p>	129-150  236-245
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12	Rainbow & Kirby Industrial Estate, Trout Rd - 38058/APP/2017/1340	Yiewsley	<p>Reserved Matters relating to Appearance and Landscaping of outline planning permission ref: 38058/APP/2013/1756 dated 23-07-2014 for Demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme (C3), 1,529.4sq.m light industrial floorspace comprising 17 business units (B1c) and 611.30sq.m of restaurant/cafe (A3) floorspace, associated open space, car parking and landscaping.</p> <p><b>Recommendation: Approval</b></p>	151-166 246-281
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**PART I - Plans for Major Applications Planning Committee - pages 167-282**

**PART I - Revised Plans - FANUC HOUSE - 26134/APP/2018/2743 (Agenda Item 10) - pages 283-292**