

## Minutes



**MAJOR Applications Planning Committee**

**4 April 2019**

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Alan Chapman, Janet Duncan, Martin Goddard, John Morse, John Oswell, Steve Tuckwell and David Yarrow</p> <p><b>LBH Officers Present:</b> Nicole Cameron (Legal Advisor), Mandip Malhotra (Strategic and Major Applications Manager), James Rodger (Head of Planning, Transportation and Regeneration), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport and Aviation Manager)</p>
142.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
143.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
144.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meeting held on 12 March 2019 be approved as a correct record.</p>
145.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
146.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were marked as Part 1, and would therefore be considered in public.</p>
147.	<p><b>BOURNE COURT SITE, BOURNE COURT, RUISLIP - 11891/APP/2018/3414</b> (<i>Agenda Item 6</i>)</p> <p><b>Redevelopment to provide 87 residential units in two blocks, together with associated access, car and cycle parking; communal and private amenity space; and landscaping.</b></p>

Officers introduced the report and noted the addendum. The Head of Planning, Transportation and Recycling also noted that extant permission had already been granted for an application for 69 residential units, and it was considered that this was a better scheme than that previously approved.

Members agreed that the scheme was improved and met the Committee's concerns, despite fears that the application may still impact on local traffic when vehicles leave Bourne Court, although on balance, it was considered acceptable. The Committee also heard that the Refuse Officer was happy with the proposals for refuse collection.

The officer's recommendation was moved, seconded and put to a vote, with seven votes in favour and one abstention.

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

148. **CHAILEY INDUSTRIAL ESTATE - 2102/APP/2018/4231** (*Agenda Item 7*)

**Redevelopment of the site to provide three buildings ranging from 2 to 11 storeys in height delivering 333 residential units and 710 sq.m of ground floor commercial floorspace (Use Classes A1, A2, A3, B1, D1 or D2), including the provision of private and communal amenity areas, child play space, car parking, secure cycle parking, refuse storage areas and other associated development.**

Officers introduced the application for three buildings from two to 11 storeys with 333 residential units, and noted the addendum.

A petitioner spoke in objection to the application, and cited concerns regarding density, parking, traffic, fire safety, the affordability of the proposed homes and the mix of housing which is not required in the area. Members heard that if the Committee was minded to approve the application, the local residents would like conditions requesting a secure perimeter with CCTV, maintaining the closure of Chalfont Road and Little Road, reducing the density of the application, controlled hours of business for the commercial buildings and construction working hours, and the use of dust prevention systems and vehicle cleaning for all residents affected by the demolition of the existing buildings.

The agent for the application addressed the Committee and stated that the design reflects the emerging architectural character of the area, and the development would use high quality materials. The high density application was consistent with national regional and local area planning policies, and exceeded space standards required with a range of parking, sufficient parking and a S106 agreement. Members were also informed that the application provided 35% affordable housing.

The Committee asked what the future of the commercial buildings currently on site held, and heard that a number of tenants have already served notice to vacate, but one business may like to return to the site. Responding to questioning from Councillors, the agent also commented that the application received no objections from the national air traffic control service and will provide 35% affordable housing, comprising 27% affordable rent, 35.6% London living rent and 37.4 shared ownership.

Councillor Lynne Allen, Ward Councillor for Townfield, addressed the Committee and thanked the residents for their report. Cllr Allen confirmed that the application would cause more traffic concerns and that parking issues would be exacerbated, while the application provides a number of one, two and three-bed homes, but the local area

requires more four or five-bed homes for families. Cllr Allen also stated that air quality in the area was poor, and it was important that the S106 money goes to the local residents in Townfield.

Councillor Peter Curling, Ward Councillor for Townfield, also noted that there was high demand for family homes at affordable social rents in the area, and this application did not provide that. Furthermore, there were already parking issues which would be intensified and traffic would be worsened in the surrounding area too.

The Head of Planning, Transportation and Recycling stated that car ownership was much higher in houses than in flats, and this was an entirely flatted development, unlike others in the area, which explains the parking provided.

The Committee agreed that brownfield site developments were good for housing in the Borough, but noted that Hayes does require more four and five bedroom homes for families, and it was disappointed that these were not included in the application. Members were informed by the Head of Planning, Transportation and Recycling that there was a need for all homes in the Borough and it was difficult to defend at appeal unless a very low number of family homes were provided, but three-bed homes were considered family homes and the application provided 55 of these units.

Members expressed concerns regarding the height of the application, and stated that 10 and 11 storeys would be out of character and inappropriate next to two-storey suburban housing, while there were concerns regarding the density of the application, refuse collection leading to traffic, the impact on local residents and the opening and delivery hours for the commercial units. Furthermore, it was noted that the application exceeded air quality limits in a location that was already within an Air Quality Focus Zone. The Committee also noted that screening may be required near the 4m high deck on the edge of the development to protect the privacy of residents. Members also welcomed a condition regarding fire safety at the properties and a refuse plan review.

Councillors moved a motion to defer the application to allow for further discussions with the developer and a site visit. This motion was seconded, and upon being put to a vote, was agreed unanimously.

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

149. **LAND AT 3, 233-236 NESTLES AVENUE, HAYES - 73238/APP/2018/1145** (*Agenda Item 8*)

**Demolition of existing buildings, site clearance and redevelopment to provide a mixed use scheme, including 457 residential units, 264 sq.m (GEA) A1 retail use, 229 sq.m (GEA) A3 café use and 2,273 sq.m (GEA) B1 office, together with 237 car parking spaces and 1,070 cycle parking spaces, hard and soft landscaping, refuse and recycling facilities, and public and private amenity space.**

Officers introduced the report and noted the addendum, which included support from the Greater London Authority and agreement with Transport for London's requests.

Councillors noted that the majority of the units were one or two-bedroom, but these were suitable in this location. The Committee agreed that this was a good scheme, in keeping with the local area, although concerns were expressed about the proposal as it was in an Air Quality Focus Zone. Responding to questioning, officers confirmed that the application proposed 24 units at the London Affordable Rent rate, which was akin to social rent.

	<p>The officer's recommendation was moved, seconded and upon being put to a vote, agreed with seven votes in favour and one abstention.</p> <p><b>RESOLVED: That the application be approved.</b></p>
150.	<p><b>LAND AT STATUS PARK - 74423/APP/2018/4437</b> (<i>Agenda Item 9</i>)</p> <p><b>Redevelopment of the existing car park to provide a six-storey building comprising 140 room hotel (Use Class C1), including the reconfiguration of car parking spaces across the site to secure 1:1 parking for the residential buildings (Building 2,3 and 4), associated access, car parking and hard and soft landscaping (Re-consultation March 2019).</b></p> <p>Officers introduced the report and noted the addendum.</p> <p>Following assurances from officers that emergency vehicle access was acceptable and there was a coach drop-off zone, Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p><b>RESOLVED: That the application be approved.</b></p>
	<p>The meeting, which commenced at 6.00 pm, closed at 8.03 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact on . 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.**