



HILLINGDON
LONDON



Major Applications Planning Committee

Date: WEDNESDAY, 17 JULY
2019

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:
www.hillingdon.gov.uk or use a smart phone
camera and scan the code below:



To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor Ian Edwards (Vice-Chairman)
Councillor Janet Duncan
Councillor Martin Goddard
Councillor John Morse
Councillor John Oswell
Councillor Steve Tuckwell
Councillor Henry Higgins
Councillor Carol Melvin BSc (Hons)

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Contact: Luke Taylor
Tel: 01895 250 693
Email: ltaylor3@hillington.gov.uk

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 Centre. Uxbridge underground station, with the Pic and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on 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 Council 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. Follow the signs to the nearest FIRE EXIT and assemble in 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

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 - 12
- 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	Former Belmore Allotment Site, Burns Close, Hayes - 68069/APP/2019/22	Barnhill	Re-development of former allotment site to provide five two to three storey blocks comprising 112 residential units, including 30 one-bed, 47 two-bed, 33 three-bed and two four-bed units with associated access, parking and amenity space. (AMENDED PLANS 06/06/2019). Recommendation: Approval	13 - 58 312-337

7	The Old Vinyl Factory, Blyth Road, Hayes - 59872/APP/2019/784	Botwell	Phased refurbishment and installation of two mezzanine floors within the existing Powerhouse and construction of a two-storey extension to the north to create Class B1 floorspace and café (Use Class A3), with associated landscaping, lighting, access and parking, together with detailed public realm and landscaping for Vinyl Square and the permanent siting of the Nipper the Dog sculpture, plus additional soft landscaping works to the south of Blyth Road. Recommendation: Approval	59 - 100 338-370
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Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Stanford House, 9 Nestles Avenue, Hayes - 51175/APP/2019/187	Botwell	Demolition of existing buildings and redevelopment to provide a building up to ten storeys, comprising 84 (44 one-bed, 28 two-bed, and 12 three-bed) Build to Rent residential units, associated landscaping, access, car parking and cycle parking. Recommendation: Refusal	101-168 371-395
9	Frogsditch Farm, Shepiston Lane, Hayes - 10181/APP/2018/4485	Heathrow Villages	Outline plannign application for the demolition of five existing buildings and construction of replacement building/s with a combined floor space of 1,402.9sqm and associated hard standing, fencing and landscaping for Use Class B8. Recommendation: Approval	169-210 396-399

10	<p>The Crane Public House, Watersplash Lane, Hayes -</p> <p>11026/APP/2018/3361</p>	Pinkwell	<p>Redevelopment of the site to include the demolition of existing buildings (Use Class A3/A4) and replacement with a part-four storey, part-three storey, and part-two storey building comprising 27 (ten one-bedroom, 13 two-bedroom and four three-bedroom) self-contained units (Use Class C3) access and car parking with associated works (Re-consultation on amended site location plan).</p> <p>Recommendation: Approval + S106</p>	<p>211-252</p> <p>400-415</p>
11	<p>Production Facility, Stonefield Close, Ruislip -</p> <p>1660/APP/2019/1018</p>	South Ruislip	<p>Redevelopment of the existing site, including the demolition of the existing building and the erection of seven new commercial units across two separate buildings (Use Class B1(c)/B2/B8 at Units 1, 2, 3, 6 and 7 and Use Class B1(c)/B2/B8 and Sui Generis at Units 4 and 5), including ancillary office space at first floor level at Units 01-03 (Use Class B1a) with associated car parking, landscaping and associated works (re-consultation on the amended description of development).</p> <p>Recommendation: Approval + S106</p>	<p>253-284</p> <p>416-440</p>

12	<p>Bridge House, Riverview House & Waterside House, Oxford Road -</p> <p>40050/APP/2019/1865</p>	Uxbridge South	<p>Section 73 application seeking a Minor Material Amendment to revise Approved Plans relating to planning application reference 40050/APP/2017/2438 dated 01-09-17 for Prior Approval</p> <p>Application for the change of use of Bridge House, Riverview House and Waterside House from office accommodation (Class B1) to 237 residential units (15 studio and 224 one-bed) together with ancillary car parking, cycle storage and waste and recycling storage, namely to allow the change in the mix of units at Bridge House from three studios and 120 one-bedroom to ten studios, 56 one-bedroom and 57 two-bedroom and a change to the description of development to note: Prior Approval Application for the change of use from office (Use Class B1a) to 237 residential units (16 studio, 162 one-bedroom and 59 two-bedroom) (Use Class C3) together with ancillary car parking, cycle storage and waste and recycling storage.</p> <p>Recommendation: Approval + S106</p>	<p>285-300</p> <p>441-445</p>
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13	The Old Vinyl Factory, Blyth Road, Hayes - 59872/APP/2018/2841	Botwell	<p>Modification of S106 Planning Obligation relating to Planning Application ref: 59872/APP/2013/3775 dated 31 July 2014 (Variation of Condition 4 (Phasing) of planning permission ref: 59872/APP/2012/1838 dated 19 April 2013 – outline planning application for a mixed use development of the Old Vinyl Factory site including the demolition of up to 12,643sqm of buildings and construction of up to 112,953sqm (112,953sqm includes the retention and re-use of 784sqm of the Power House and 901sqm Pressing Plant) of new floorspace. Uses to include up to 510 residential units (maximum area of 49,000sqm GEA), up to 7,886sqm of new B1 floorspace, up to 4,000sqm of A class uses (A1, A2, A3, A4, A5), up to 4,700sqm of D1 and D2 uses, an energy centre (up to 950sqm), car parking, works to access and creation of new accesses and landscaping) to remove The Machine Store and Pressing Plant Phase from the legal obligations, except in relation to Energy Strategy and Travel Plan.</p> <p>Recommendation: Approval</p>	301-310 446-448
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**PART I - Plans for Major Applications Planning Committee -
pages 311 - 448**