

Minutes



MAJOR APPLICATIONS PLANNING COMMITTEE

17 July 2019

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Roy Chamdal, Alan Chapman, Janet Duncan, Henry Higgins, John Morse, John Oswell and Steve Tuckwell</p> <p>LBH Officers Present: Glen Egan (Office Managing Partner - Legal Services), 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>
28.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Goddard and Councillor Melvin, with Councillor Chamdal and Councillor Chapman substituting.</p>
29.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
30.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 19 June 2019 be agreed as a correct record.</p>
31.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
32.	<p>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 (<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>
33.	<p>FORMER BELMORE ALLOTMENT SITE, BURNS CLOSE, HAYES - 68069/APP/2019/22 (<i>Agenda Item 6</i>)</p> <p>Re-development of former allotment site to provide five two to three-storey</p>

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).

Officers introduced the application, and noted the addendum, which clarified conditions included in the report and added an additional Head of Term. Officers also confirmed that the application was not considered to be on a brownfield site, but is a site allocation, and a change to Condition 8 would be included to state that it would be imposed “prior to any works on the site”.

A petitioner spoke in objection to the application, and stated that there were concerns regarding parking, access and emergency and refuse vehicle access. Residents were concerned that only one car per home was allocated in the application, although most homes would have more than one vehicle, and this would lead to more on-street parking in nearby roads. Furthermore, access to the site for lorries related to the building works would be an issue.

The Committee also heard that crime was an issue in the area, and a higher volume of houses may exacerbate this problem, in addition to the pressures that another 112 units would put on local services. The petitioner also expressed concerns regarding the privacy of local residents, with a number of local properties backing onto 3-storey flats.

Responding to questions from the Committee, the agent stated that there were a number of ideas that would help construction vehicles arrive at the site, but these would be dealt with in a construction management plan condition.

A written submission from Councillor Prince, Ward Councillor for Barnhill was read to the Committee, and Members heard that the application would have a negative impact on local resident, due to parking and congestion concerns. In addition, it is already difficult for emergency vehicles to access these roads, and as such, Councillors were urged to refuse the application.

The Head of Planning, Transportation and Regeneration confirmed that a construction management condition was included in the addendum, and this would likely ensure that any traffic to the site did not conflict with peak traffic times.

Responding to questioning from the Committee, Officers confirmed that the distance between the second floor of Block E and neighbouring rear gardens was in excess of separation distances, and although there was a roof terrace, it overlooked a blank flank wall due to its orientation.

Members expressed concern regarding the size of the children’s play area, as there was a shortage of these facilities in the area, and as this area was proposed for the whole community, it was questioned whether it should be larger. Officers confirmed that the proposed footbridge into the open space was available for the wider community. The Committee widely agreed that to extend the children’s play area would result in the loss of trees, and this was not acceptable, as trees would help improve air quality in the area.

Officers confirmed that a further condition regarding landscaping maintenance be added to the application, and Members moved the officers recommendation, with the changes included in the addendum and delegated authority to the Head of Planning, Transportation and Regeneration to add a further Head of Term regarding contributions to the footbridge.

The recommendation was seconded, and upon being put to a vote, agreed unanimously by the Committee.

RESOLVED: That the application be approved, subject to the changes outlined in the addendum and delegated authority to the Head of Planning, Transportation and Regeneration to confirm an additional Heads of Term.

34. **THE OLD VINYL FACTORY, BLYTH ROAD, HAYES - 59872/APP/2019/784** (*Agenda Item 7*)

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.

Officers introduced the application and noted the addendum, including amended Heads of Terms and Conditions.

A petitioner spoke in support of the application, and noted that the Central Research Laboratory (CRL) hoped to relocate to the premises. Members heard that a move to the powerhouse would allow the CRL to treble the number of places in had and keep graduates in the area, with over 50% of its cohort from Brunel University. It is hoped that the more the CRL grows, the more economic activity will take place in the area. Furthermore, a public square, Santander bike stand and new home for the Nipper the Dog statue were proposed which would be popular among locals and recognise the famous EMI ownership in the area.

Members discussed the glazing of the proposed building, but were informed by Officers that the proposal included a high level of light and the glass used in the application was beyond the normal level in the area. The Committee noted that the application was very strong, and that it must consider the application before it. The officer's recommendation was moved, seconded, and upon being put to a vote, unanimously agreed.

RESOLVED: That the application be approved, subject to the changes outlined in the addendum.

35. **STANFORD HOUSE, 9 NESTLES AVENUE, HAYES - 51175/APP/2019/187** (*Agenda Item 8*)

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.

Officers introduced the application and noted the addendum, which included the amendment of reason for refusal 8. The Committee heard that the application was similar to a previous scheme that was previously refused.

Members noted that the officer's report was strong, and the application was an overdevelopment. As such, the officer's recommendation was moved, seconded and unanimously approved upon being put to the vote.

	RESOLVED: That the application be refused.
36.	<p>FROGSDITCH FARM, SHEPISTON LANE, HAYES - 10181/APP/2018/4485 (<i>Agenda Item 9</i>)</p> <p>Outline planning 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.</p> <p>Officers introduced the application noted the addendum, and informed the Committee that it was to be referred to the GLA at Stage 2.</p> <p>Members heard that the application included the re-provision of the existing space, and a replacement of the current floor space. The Committee agreed the replacement building should be built as far from the Green Belt as possible, and ensured that the application was suitably conditioned to ensure the height of the new buildings was no higher than 6.5m.</p> <p>The officer's recommendation was then moved, seconded, and upon being put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
37.	<p>THE CRANE PUBLIC HOUSE, WATERSPLASH LANE, HAYES - 11026/APP/2018/3361 (<i>Agenda Item 10</i>)</p> <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>Officers introduced the report and noted the addendum.</p> <p>Members questioned the design of the application, and expressed concern regarding the impact the noise from the car park would have upon local residents of Roseville Road.</p> <p>Officers stated that the Anti-Social Behaviour and Enforcement Team supported the application, as it was on a problem site, and concurred that acoustic fencing could be added to the landscaping condition to help mitigate noise concerns.</p> <p>The Committee proposed, moved and agreed the officer's recommendation, with six votes in favour, one against, and one abstention.</p> <p>RESOLVED: That the application be approved, subject to S106 agreement and the additional of acoustic fencing to Condition 6.</p>
38.	<p>PRODUCTION FACILITY, STONEFIELD CLOSE, RUISLIP - 1660/APP/2019/1018 (<i>Agenda Item 11</i>)</p> <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</p>

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).

Officers introduced the application, which sought the demolition of the existing site and its redevelopment into seven new commercial units across two buildings.

Members moved, seconded and unanimously agreed the officer's recommendation, subject to delegating authority to the Head of Planning, Transportation and Regeneration to reconsider Condition 1.

RESOLVED: That the application be approved, subject to a S106 agreement and delegated authority to the Head of Planning, Transportation and Regeneration to reconsider Condition 1.

39. **BRIDGE HOUSE, RIVERVIEW HOUSE & WATERSIDE HOUSE, OXFORD ROAD - 40050/APP/2019/1865** (*Agenda Item 12*)

Section 73 application seeking a Minor Material Amendment to revise Approved Plans relating to planning application reference 40050/APP/2017/2438 dated 01-09017 for Prior Approval 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 studio and 120 one-bedroom to ten studios, 56 one-bedroom and 57 two-bedroom and a change to the description of redevelopment 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.

Officers introduced the application and noted the addendum.

The Committee moved, seconded, and upon being put to a vote, unanimously agreed the officer's recommendation.

RESOLVED: That the application be approved, subject to a S106 agreement.

40. **THE OLD VINYL FACTORY, BLYTH ROAD, HAYES - 59872/APP/2018/2841** (*Agenda Item 13*)

Modification of S106 Planning Obligation relating to Planning Application 59872/APP/2013/3775 dated 31 July 2014 (Variation of Condition 4 (Phasing of planning permission 59872/APP/2012/1838 dated 19/04/2013 – outline planning application for a mixed use development of the Old Vinyl Factory site, including the demolition of up to 12,643 sqm of buildings and construction of up to 112,953 sqm (112,953 sqm includes the retention and re-use of 784 sqm of the Power House and 901 sqm Pressing Plant) of new floorspace. Uses to include up to 510 residential units (maximum area of 49,000 sqm GEA), up to 7,886 sqm of new B1 floorspace, up to 4,000 sqm of A class uses (A1, A2, A3, A4, A5), up to 4,700 sqm of D1 and D2 uses, an energy centre (up to 950 sqm), 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>Officers introduced the application, and noted the legal change to the S106 agreement to remove double counting, as one element of the agreement could not be delivered. Members were informed that this did not have an impact on the Council financially.</p> <p>Members moved, seconded and unanimously agreed the application at a vote.</p> <p>RESOLVED: That the application be approved.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.45 pm.</p>

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.

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.