



HILLINGDON
LONDON



Major Applications Planning Committee

Date: WEDNESDAY 21 AUGUST
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.

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)

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



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Contact: Anisha Teji
Tel: 01895 277655
Email: ateji@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 - 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	Land at Harmondsworth Holloway Close, Harmondsworth 73289/APP/2017/3976	Heathrow Villages	Phased mineral extraction, including ancillary activities, with restoration to agriculture (AMENDED JAN 2019) Recommendation: Approval	7 – 56 249 – 259

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Former Nestle Factory Nestles Avenue, Hayes 1331/APP/2019/1708	Botwell	Deed of Variation (DoV) to the S106 Legal Agreement for planning permission ref: 1331/APP/2017/1883 dated 28th June 2018 (Part demolition of existing factory buildings and associated structures, and redevelopment to provide 1,386 dwellings (Use Class C3). office, retail, community and leisure uses (Use Class A1/A3/A4/B1/B8/D1/D2), 22,663sq.m (GEA) of commercial floorspace (Use Classes B1c/B2/B8 and Data Centre (sui generis)), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works); To Modify: the definitions of 'Affordable Housing', 'Intermediate Units' and 'Grant Funding'; Paragraph 3.1 in Part 1 of Schedule 5 - Shared Ownership Units; The Affordable Housing Accommodation Schedule; The Affordable Housing Location Plans; and The Residential Phasing Plan Recommendation: Approval	57 – 66 260 – 273
8	Land off Thompson Road & St Luke's Road Former RAF Uxbridge Hillingdon Road, Uxbridge 585/APP/2019/829	Uxbridge North	Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping. Recommendation: Approval + Sec 106	67 – 104 274 – 286

9	<p>Bridge House, Riverview House & Waterside House, Oxford Road, Uxbridge</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 x Studio and 224 x 1-Bed) together with ancillary car parking, cycle storage and waste and recycling storage - namely to remove the 6th floor proposals (7 units) and allow the change in the mix of units at Bridge House from 9 x Studio and 114 x 1 bedroom to 10 x studios, 49 x 1 bedroom and 57 x 2 bedroom units 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 x studio, 155 x 1 bedroom and 59 x 2 bedroom) (Use Class C3) together with ancillary car parking, cycle storage and waste and recycling storage.</p> <p>Recommendation: Approval + Sec 106</p>	<p>105 – 120</p> <p>287 – 291</p>
10	<p>Bridge House Oxford Road, Uxbridge</p> <p>40050/APP/2018/1737</p>	Uxbridge South	<p>Demolition of existing rooftop plant room and replacement with two storey extension to provide 25 new residential units (Use Class C3), ancillary gymnasium (Use Class D2) plus associated landscaping and parking (AMENDED APRIL 2019).</p> <p>Recommendation: Approval + Sec 106</p>	<p>121 – 158</p> <p>292 – 316</p>

11	Fassnidge Memorial Hall 63-64 High Street, Uxbridge 6066/APP/2019/1674	Uxbridge South	Variation of clauses 1.1, 3.2 and 3.4 of schedule 1 of the S106 Agreement dated 24.10.17 relating to planning application reference 12156/APP/2016/4647 at Fassnidge Memorial Hall, High Street, Uxbridge, UB8 1JP. Recommendation: Approval + Sec 106	159 – 166 317 – 318
12	Randalls 7-9 Vine Street, Uxbridge 41309/APP/2019/1265	Uxbridge South	Section 73 application seeking Minor Material Amendments to Condition 2 of planning permission ref. 41309/APP/2016/3391 dated 15/06/17; updated wording to conditions 4 (Levels), 5 (Materials), 6 (Landscape scheme), 7 (Sustainable water management), 8 (Ecological enhancement), 13 (Contamination), 14 (Sound insulation), 15 (Plant, machinery), 16 (Sound insulation), 17 (Construction Environmental Management Plan), and 18 (Air Quality) pursuant to permission ref. 41309/APP/2016/3391 dated 15/06/17 (mixed-use redevelopment of the Randalls building (and adjacent buildings) comprising 58 residential units and a total of 750sqm of commercial floorspace). Recommendation: Approval + Sec 106	167 – 214 319 – 346

13	Randalls 7-9 Vine Street, Uxbridge 41309/APP/2019/1267	Uxbridge South	<p>Change of use of the ground and part first floor of the Randalls building from Use Class A1 to Use Class A3 (flexible use within Use Class A1/A3 for the island display cabinet), conversion of part of the first floor from Use Class A1 to Use Class C3 (residential); addition of a second storey roof top extension to provide residential apartments (Use Class C3) and external restoration works; the erection of three new residential blocks (Use Class C3) ranging from 3 to 6 storeys in height; a new ground floor retail unit (Use Class A1), conversion of the Old Fire Station Building to duplex apartments (Use Class C3); the provision of associated landscaping, car parking and associated works, to provided 58 residential units in total and 750sq.m of commercial floor space, involving the demolition of the 1960's extension to the Randalls building, caretakers flat and warehouse buildings (Application for Listed Building Consent).</p> <p>Recommendation: Approval</p>	215 – 240 347 – 348
14	Waterloo Wharf Waterloo Road, Uxbridge 43016/APP/2019/2054	Uxbridge South	<p>Deed of Variation to amend Paragraphs 3.3 and 4 of Schedule 1 of the S106 Agreement dated 26.04.17 relating to planning application reference 43016/APP/2016/2840 At Waterloo Wharf Waterloo Road.</p> <p>Recommendation: Approval + Sec 106</p>	241 – 246 349 – 350

PART I - Plans for Major Applications Planning Committee 247 – 350