

Minutes



MAJOR Applications Planning Committee

21 August 2019

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Janet Duncan, Martin Goddard, John Morse, John Oswell, Steve Tuckwell, Becky Haggar and Henry Higgins</p> <p>LBH Officers Present: Nicole Cameron – Legal Advisor, Mandip Malhotra (Strategic and Major Applications Manager), Richard Michalski (Highways Officer), Zenab Haji-Ismail (Major Applications Officer) and Anisha Teji (Democratic Services Officer)</p>
41.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Carol Melvin with Councillor Becky Haggar substituting.</p>
42.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interests.</p>
43.	<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 17 July 2019 be agreed as a correct record.</p>
44.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
45.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC 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>
46.	<p>LAND AT HARMONDSWORTH HOLLOWAY CLOSE, HARMONDSWORTH - 73289/APP/2017/3976 (<i>Agenda Item 6</i>)</p> <p>Phased mineral extraction, including ancillary activities, with restoration to agriculture (AMENDED JAN 2019).</p>

Officers provided an overview of the application, highlighted the addendum and made a recommendation for approval.

A petitioner spoke in objection of the application and expressed concerns regarding the location of the site, the impact on the Green Belt and air quality. It was noted that added HGV movement would be unsuitable as it would operate during rush hour increasing traffic and noise congestion, and potentially impacting residents' health. It was submitted that, if the application were to be approved, this would go against all the work done against the Heathrow expansion. It was further submitted that the site would never be restored to agricultural land and this work was "Heathrow expansion by the back door". The petitioner requested that the application be refused.

Responding to questions from the Committee, it was confirmed that the site had previously been used for agricultural purposes.

Representatives of the application addressed the Committee and provided an overview of the applicant's work. It was explained that there were very special circumstances that justified this work. It was highlighted that the scheme had been designed in a way to reduce any impact on residents and was independent from any Heathrow expansion proposals. The onsite processing plant would result in a reduction in HGV movement and the proposed development was only temporary which caused no permanent impact on the Green Belt. The concerns from the community were noted and the applicants were happy to regularly communicate with the local parish council and residents association.

During Members questions, it was noted that work of a similar nature, restoring agricultural land, had been completed in other areas of London successfully. Clarification was sought regarding noise protection and it was confirmed that there would be a noise monitoring scheme and an assessment would be carried out regularly by an independent consultant. Further information was provided regarding the treatment of materials and it was noted that there was no financial guarantee offered for reinstatement of the original land. It was also noted that as part of the planning conditions there would be a dust management scheme and further details would be submitted to the planning department for approval.

The Committee noted that access and the footpath would remain in its current location and one point of access in and out of the site was considered acceptable.

Clarification was sought in relation to the hours of operation, in regards to earth works across the development as it was in the close vicinity of residents. Officers confirmed that the condition relating to the hours of operation for the whole of the development could be regulated by conditions.

Members discussed the dimensions of the buildings and officers indicated that the dimensions of the buildings could be conditioned to confirm that they would be no greater than the said plans.

The Committee discussed the strength of the conditions, whether a section 106 agreement was required and whether the conditions were robust enough to ensure that that land would be reinstated to the agricultural land. It was confirmed that the conditions were sufficiently robust and there was no need for a section 106 agreement. The position was strong enough and the suggested amendments to the conditions made them stronger. Concerns of any breaches of planning conditions would be investigated by the Enforcement Team. Further, it was noted that if a section 106

agreement was required, the application would be presented again to Committee for Member consideration.

It was noted that planning permission lay with the land and not the owner and there was no evidence before the Committee to meet the statutory test to ask for a bond.

Members agreed for amendments be made to condition 14 to include all development not only earth work activities in order to safeguard the amenity of the surrounding area and commentary around noise monitoring. Amendments to be made to condition 15 regarding contamination to ensure that it was sufficiently robust and independent. Amendments to be made to condition 18 to explicitly include Grade 1 Agricultural Land and an additional condition to be added regarding dimensions.

The Committee moved a motion to approve the application, subject to delegated authority to the Head of Planning, Labour Lead and Chairman to agree the wording for the suggested amended conditions and the changes in the addendum. The motion was seconded, and upon being put to a vote, unanimously agreed.

RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning, Labour Lead and Chairman to agree the wording for the suggested conditions and the changes in the addendum

47. **FORMER NESTLE FACTORY NESTLES AVENUE, HAYES - 1331/APP/2019/1708**
(Agenda Item 7)

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

Officers introduced the application and made a recommendation for approval.

Clarification was sought about the number of affordable housing. It was confirmed that there was no increase in rented accommodation but the scheme was policy compliant.

Members moved, seconded and unanimously agreed the officer's recommendation.

RESOLVED: That the application be approved as per officer's recommendation subject to the Deed of Variation.

48. **LAND OFF THOMPSON ROAD & ST LUKE'S ROAD FORMER RAF UXBRIDGE HILLINGDON ROAD, UXBRIDGE - 585/APP/2019/829** (Agenda Item 8)

Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping.

Officers introduced the report and provided an overview of the application. Officers highlighted the addendum and made a recommendation for approval and section 106.

Members discussed amending the suggested condition regarding parking in the addendum further to include car parking spaces for health visitors, doctors and visitors.

The Highways Officer commented that although there would be an increase to the number of vehicles on the highways, it was considered that this would be at a manageable level and the situation would be monitored.

Members moved, seconded and unanimously agreed the officer's recommendation.

RESOLVED: That the application be approved subject to:

1. **amending the conditions in relation to parking and delegated authority to the Head of Planning, Transportation and Regeneration to identify suitable wording; and**
2. **the changes in the addendum.**

49. **BRIDGE HOUSE, RIVERVIEW HOUSE & WATERSIDE HOUSE, OXFORD ROAD, UXBRIDGE - 40050/APP/2019/1865** (*Agenda Item 9*)

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 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.

Officers introduced the report, highlighted the addendum and made a recommendation for approval and section 106.

Members moved, seconded and unanimously agreed the officer's recommendation.

RESOLVED: That the application and section 106 be approved as per officer's recommendation, subject to changes in the addendum.

50. **BRIDGE HOUSE OXFORD ROAD, UXBRIDGE - 40050/APP/2018/1737** (*Agenda Item 10*)

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).

Officers introduced the report, highlighted the addendum and made a recommendation for approval and section 106.

It was confirmed that the development was policy compliant.

	<p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application and section 106 be approved as per officer's recommendation and changes in the addendum.</p>
51.	<p>FASSNIDGE MEMORIAL HALL 63-64 HIGH STREET, UXBRIDGE - 6066/APP/2019/1674 (<i>Agenda Item 11</i>)</p> <p>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.</p> <p>Officers introduced the report and made a recommendation for approval and section 106.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application and section 106 be approved as per officer's recommendation.</p>
52.	<p>RANDALLS 7-9 VINE STREET, UXBRIDGE - 41309/APP/2019/1265 (<i>Agenda Item 12</i>)</p> <p>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).</p> <p>Officers introduced the report, highlighted the addendum and made a recommendation for approval and section 106.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application and section 106 be approved as per officer's recommendation and changes in the addendum.</p>
53.	<p>RANDALLS 7-9 VINE STREET, UXBRIDGE - 41309/APP/2019/1267 (<i>Agenda Item 13</i>)</p> <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 floorspace, involving the demolition of the 1960's extension to the Randalls building, caretakers flat and</p>

	<p>warehouse buildings (Application for Listed Building Consent).</p> <p>Officers introduced the report, highlighted the addendum and made a recommendation for approval.</p> <p>Concerns were raised in relation to the access of the second floor for disabled users of the building. It was confirmed that the Equality Act did not override legislation relating to listed buildings and a flexible and pragmatic approach had been taken to preserve the special character of architectural interest of the building. In this case, the commercial space was currently not served by a lift and therefore it was considered unreasonable to require a lift as part of the listed building consent.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved as per officer's recommendation, subject to changes in the addendum.</p>
54.	<p>WATERLOO WHARF WATERLOO ROAD, UXBRIDGE - 43016/APP/2019/2054 (Agenda Item 14)</p> <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>Officers introduced the report, highlighted the addendum and made a recommendation for approval and section 106.</p> <p>It was confirmed that there were no changes to the affordable housing.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application and section 106 be approved as per officer's recommendation and changes in the addendum.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.20 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655. 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.