

Minutes



MAJOR Applications Planning Committee

18 September 2019

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Martin Goddard, John Morse, John Oswell, Steve Tuckwell, Henry Higgins, Carol Melvin and Mohinder Birah (In place of Janet Duncan)</p> <p>LBH Officers Present: Neil Fraser (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration), Matt Kolaszewski (Planning Team Manager), Kerrie Munroe (Legal Advisor), and Alan Tilly (Transport, Planning and Development Manager)</p>
55.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillors Duncan and Edwards. Councillor Birah was present as Councillor Duncan's substitute.</p>
56.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
57.	<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 21 August 2019 be approved as a correct record.</p>
58.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
59.	<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 would be considered in public.</p>
60.	<p>FORMER NESTLE FACTORY, NESTLES AVENUE - 1331/APP/2019/1666 (<i>Agenda Item 6</i>)</p> <p>Variation of Condition 9 (Residential Condition - Approved Plans) of planning permission Ref.1331/APP/2017/1883 dated 28th June 2018 (Part demolition of</p>

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 allow minor changes to Blocks D, E, F1 and G involving, the addition of two residential units in Block E, one additional residential unit in Block G, the reorganisation of 8 residential units in Block G, including internal and external alterations involving minor façade changes, the addition of a number of balconies; and the increase in the refuse and cycle storage area in Block D.

Officers introduced the report and summarised the impact of the proposed changes, which were considered to not be harmful to the amenity of nearby residents and occupants, or to the character and appearance of the conservation area or heritage assets and the immediate locality. Parking provision was confirmed to be unchanged and therefore acceptable, and the proposed three additional units, together with all residential units, continued to meet The London Plan (2016) and Local Plan space standards. The proposal was therefore deemed acceptable and was recommended for approval.

The addendum was highlighted, which set out a change to the first Head of Team to confirm the application would provide 35% affordable housing with an uplift of nine additional habitable rooms, as well as other points of clarity.

Members sought confirmation that the proposed changes would not result in a lack of privacy for neighbours due to overlooking, and that the proposal would indeed result in an increase in amenity space despite the reduced size of the balconies.

Officers advised that the separation distances between units were not changing, and that while some balconies had reduced in size, balconies had increased in number, therefore resulting in an increase to overall amenity space.

The meeting briefly adjourned to allow officers to provide further detail on the above matters. Upon resuming, officers advised that some oversized units with large balconies had been rationalised, and total balcony numbers had increased, though suggested that the Head of Planning provide greater detail to the Chairman and Labour Lead outside of the meeting before any decision notice be issued.

RESOLVED: That the application be approved, subject to the Head of Planning, in consultation with the Chairman and Labour Lead, confirming that the proposed changes would not result in a lack of privacy for neighbours, and that the proposal would result in an increase in total amenity space.

The meeting, which commenced at 6.00 pm, closed at 6.25 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser on 01895 250692. 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.

