



HILLINGDON  
LONDON



# Major Applications Planning Committee

**Date:** WEDNESDAY 19  
FEBRUARY 2020

**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 Steve Tuckwell (Vice-  
Chairman)  
Councillor Janet Duncan  
Councillor Martin Goddard  
Councillor John Morgan  
Councillor John Morse  
Councillor John Oswell  
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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**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 Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services.

Please enter via main reception and visit the security desk to sign-in and collect a visitors pass. You will then be directed to the Committee 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. Please follow the signs to the nearest FIRE EXIT and assemble or 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

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## 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 meetings 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	Little Britain Lake, Packet Boat Lane, Cowley  52368/APP/2017/1844	Uxbridge South	Proposed footbridge over the River Colne at the north end of Little Britain Lake.  <b>Recommendation: Approval</b>	7 – 40  346 – 352

## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Former Master Brewer Site, Freezeland Way, Hillingdon  4266/APP/2019/3088	Hillingdon East	Construction of a residential-led, mixed-use development comprising buildings of between 2 and 11 storeys containing 514 units (Use Class C3); flexible commercial units (Use Class B1/A1/A3/D1); associated car (165 spaces) and cycle parking spaces; refuse and bicycle stores; hard and soft landscaping including a new central space, green spaces, new pedestrian links; biodiversity enhancement; associated highways infrastructure; plant; and other associated ancillary development.  <b>Recommendation: Refusal</b>	41 – 164  353 – 370
8	Bourne Court Site, Ruislip  11891/APP/2019/3855	South Ruislip	Deed of Variation to Section 106 Schedule 1 (Affordable Housing) associated with planning permission ref: 11891/APP/2018/3414, dated 17/06/19 (Redevelopment to provide 87 residential units in two blocks, together with associated access, car and cycle parking; communal and private amenity space; and landscaping) to remove the requirement for a commuted sum and replace it with an affordable housing obligation for an on-site provision with 54 shared ownership units in Block A and 33 affordable rented units in Block B.  <b>Recommendation: Approval + Sec 106</b>	165 – 176  371 – 374

9	Cranford Park, Hayes 14009/APP/2019/4088	Heathrow Villages	<p>The erection of a detached cafe building, outdoor seating area with access, and minor alterations to the listed cellars beneath, minor alterations to the listed stable block with change of use to B1, extension to the existing car park, alterations to the existing information centre building and construction of bin store including all associated external works.</p> <p><b>Recommendation: Approval</b></p>	<p>177 – 214</p> <p>375 – 395</p>
10	Cranford Park, Hayes 14009/APP/2019/4090	Heathrow Villages	<p>The erection of a detached cafe building, outdoor seating area with access, and minor alterations to the listed cellars beneath, minor alterations to the listed stable block with change of use to B1, extension to the existing car park, alterations to the existing information centre building and construction of bin store including all associated external works (application for listed building consent).</p> <p><b>Recommendation: Approval</b></p>	<p>215 – 230</p> <p>396 – 397</p>

11	<p>Bridge House, Uxbridge</p> <p>40050/APP/2019/1865</p>	Uxbridge South	<p>Section 73 application to vary the approved plans list condition of application reference 40050/APP/2017/2438 dated 01/09/2017 for (Prior Approval Application for the change of use of Bridge House, Riverview House and Waterside House from office accommodation (Class B1) to residential units (Class C3) together with ancillary car parking, cycle storage and waste and recycling storage (as amended by application reference 40050/APP/2019/3869 dated 21/01/20).</p> <p>The amendments to the approved plans propose: No longer including the 6th floor of Bridge House (7 x 1 bedroom units) and allow the change in the mix of units at Bridge House from 9 x Studios and 114 x 1 bedroom units to 16 x studios, 43 x 1 bedroom units and 56 x 2 bedroom units.</p> <p><b>Recommendation: Approval + Sec 106</b></p>	<p>231 – 248</p> <p>398 – 402</p>
12	<p>19-22 Chippendale Way, Uxbridge</p> <p>67544/APP/2019/1978</p>	Uxbridge North	<p>Erection of a block of 12 No. flats comprising of 7x1 bed, 4x2 bed and 1x3 bed apartments with associated parking, landscaping, access and amenity.</p> <p><b>Recommendation: Approval</b></p>	<p>249 – 284</p> <p>403 – 408</p>
13	<p>Battle of Britain Museum and Visitor Centre, Wren Avenue, Uxbridge</p> <p>585/APP/2019/3868</p>	Uxbridge North	<p>Proposed landscaping improvement works including surface water flood mitigation using new rain gardens, reshaping of existing bund, new tree planting and new car park spaces with associated works.</p> <p><b>Recommendation: Approval</b></p>	<p>285 – 308</p> <p>409 – 414</p>

14	The Arena, Stockley Park  37800/APP/2019/3278	Botwell	Alterations to car parking and erection of 2 substations storage/plant room  <b>Recommendation: Approval</b>	309 – 324  415 – 419
15	Uxbridge Mortuary, Kingston Lane, Hillingdon  13102/APP/2019/3950	Brunel	Proposed two single storey side and rear extension to existing Mortuary Building, relocation of existing rooftop plant, new rooftop plant, shielding housing for rooftop plant, installation of roof canopy, installation of 1100mm high safety railing to the rooftop, relocation of the fence and associated works.  <b>Recommendation: Approval</b>	325 – 344  420 – 429
16	PART 1 - Plans for Major Applications Planning Committee			345 – 430