

Minutes



MAJOR Applications Planning Committee

18 March 2020

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Steve Tuckwell (Vice-Chairman), Janet Duncan, Martin Goddard, Becky Haggar, John Morgan and John Morse</p> <p>Ward Councillors Present: Councillor Stuart Mathers (item 6), Councillor Jan Sweeting (item 6), Councillor John Riley (item 11)</p> <p>LBH Officers Present: Zenab Haji-Ismail (Principal Planning Officer), Mandip Malhotra (Strategic and Major Applications Manager), Kerrie Munro (Legal Advisor), Liz Penny (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration) and Alan Tilly (Transport, Planning and Development Manager)</p>
121.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor John Oswell, Councillor Henry Higgins and Councillor Carol Melvin (with Councillor Becky Haggar substituting).</p>
122.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Devi Radia (Ward Councillor) declared a non-pecuniary interest in agenda item 11 as she was a Governor at Whiteheath Junior School. She remained in the room during deliberation of the item.</p>
123.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>It was noted that there was a correction to the minutes dated 19 February 2020 in relation to the apologies. It was confirmed that Councillor Becky Haggar (not Councillor Steve Tuckwell) had substituted for Councillor Lavery at the meeting.</p> <p>RESOLVED: That the minutes of the meeting dated 19 February 2020 be approved subject to an amendment in relation to apologies – Cllr Becky Haggar (not Cllr Steve Tuckwell) had substituted for Cllr Eddie Lavery at the meeting.</p>
124.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>

125.	<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 (Agenda Item 5)</p> <p>It was confirmed that all items were in Part I and would be considered in public. The Chairman confirmed that item 10 would be considered prior to item 9.</p>
126.	<p>YIEWSLEY & WEST DRAYTON LEISURE CENTRE, HARMONDSWORTH ROAD/ROWLHEYS PLACE, WEST DRAYTON - 75127/APP/2019/3221 (Agenda Item 6)</p> <p>Redevelopment of the site including the demolition of the existing buildings (Use Class D1) to provide a part 2, part 3 storey building including a basement to provide a leisure centre (Use Class D2) with access, car parking (including a decked car park), landscaping and associated works.</p> <p>It was confirmed that four petitions had been received in relation to this item and these would be considered in two parts – the first part would cover matters related to services provided within the building over which the Committee had limited or no jurisdiction and the second part would cover highways, parking and access arrangements. A total of ten minutes speaking time would be allocated to petitioners.</p> <p>Officers presented the report and highlighted the information in the addendum. Members were informed that the leisure centre would provide a range of facilities including indoor play pitches, an eight lane swimming pool and splash pool and a rooftop football pitch. There would be no loss of community facilities – the existing youth centre would be relocated within the leisure centre and the existing family centre would be relocated at the Civic Centre. The site lay within the West Drayton Green Conservation Area and the proposal had been identified by the Conservation Officer as resulting in less than substantial harm. The leisure centre would benefit from having a dedicated 199 space, 2 storey car park akin to other leisure centres in the Borough with a dedicated coach bay for larger groups. A pedestrian crossing would provide access to the building. All flooding and water management implications would be fully addressed by means of conditions and a Section 106 Head of Term.</p> <p>Two petitioners addressed the Committee on behalf of all those who had submitted petitions and highlighted their concerns. Key points raised included:</p> <ul style="list-style-type: none"> • Rowheys Place was not a suitable entrance point; entrance to the car park and leisure centre from Harmondsworth Road would be a safer option and better for local residents. This could be achieved by building a basement car park the top of which would be level with Harmondsworth Road; • The development would take 2 to 3 years. This would impact on residents causing inconvenience and creating mess; • Health and safety was a concern – residents would be obliged to walk along muddy paths and this was a trip hazard; • Travellers often visited the cemetery and would use the coach stops for parking; • If the entrance were on Harmondsworth Road, few trees would be affected as many were no longer there; • The current youth centre was much used and vital for young people. The proposed new youth centre located within the leisure centre would not be free of charge; this would deter young people from using it and young people would have nothing to do; • The existing vehicle repair centre was very useful for learning new skills;

- Proposed opening hours from 6 a.m. until 11 p.m. were a matter of concern. Residents feared the leisure centre shutters would create considerable noise pollution;
- Children often played along Rowheys Place – the narrowing of the road would cause further traffic difficulties, could delay emergency service vehicles and could lead to additional accidents.

A petitioner had submitted a short written statement regarding library provision which was read out by the Chairman. The petitioner requested that a library be included in the plans for the leisure centre as the current one on Station Road was not fit for purpose. It was stated that a state-of-the-art and up-to-date library would benefit local residents and would encourage more young people to get fit and read.

Ward Councillors Jan Sweeting and Stuart Mathers addressed the Committee on behalf of local residents. Key points raised included:

- The area already lacked facilities and, as a result of the proposed development, two more facilities would be lost;
- Local residents would be negatively impacted and quiet cul-de-sacs would be affected by the additional traffic;
- The entrance to the car park should be located on Harmondsworth Road;
- Hours should be reduced to 07:00 – 22:30;
- Residents should be consulted on a parking management scheme;
- More trees and screening should be introduced to shield residents from noise pollution and to minimise the impact of the rooftop football pitch lighting;
- Air quality implications should be investigated thoroughly;
- A useful youth centre would be lost which was popular with vulnerable local young people. The existing car workshop was also well used;
- Opportunities for young people to partake in activities other than sports (music production etc) would be lost. The new youth provision would be less flexible and young people would not have ownership of the services offered. Young people had not been consulted on this;
- The input of local residents had been overlooked. The current youth centre could be used as a library.

Members requested further clarification regarding references to the Local Plan. It was confirmed that the Local Plan referred to was the Adopted Plan.

It was confirmed that, should the proposal be approved, the current petition relating to the request for a Parking Management Scheme would be re-directed to Councillor Keith Burrows, the Cabinet Member for Planning and Transportation without the need for submission of a new petition.

The Head of Planning informed Members that there were already two leisure centres in the Borough which were accessed via a cul-de-sac. This seemed to work well as leisure centres were generally used at all times throughout the day, not exclusively at peak times.

It was noted that trees were an important factor for consideration in terms of the Conservation Area; the access point to the leisure centre could not be sited elsewhere due to the impact on trees in the area. The layout of the proposed scheme had largely been dictated by the requirements of the Trees and Landscape Officer. In respect of the youth centre, Members were informed that Condition 5 addressed some of the

residents' and Ward Councillors' concerns.

Members welcomed the proposal but requested further clarification on a numbers of points. With regards to security at the site, it was confirmed that the Metropolitan Police had been consulted at pre-application stage and had raised no objections to the proposal. The Committee was informed that shutters would secure the leisure centre at night and the car park would be closed at 23:00. The leisure centre would remain open until 22:00 and all staff would vacate the site by 23:00. The proposed opening hour of 06:00 was to accommodate early morning swimmers and was identical to that of other leisure centres in the Borough.

To address concerns regarding the negative impact of lighting at the site, it was proposed that a Condition be added to ensure that lights were automatically switched off. It was confirmed that the rooftop football pitch would be down-lit and would close at 22:00. Members commented that the lighting should be as unobtrusive as possible to minimise the impact on local residents. Concerns were also raised regarding the potential for noise pollution. It was confirmed that Condition 28 covered external noise and the gym would be located internally on the first floor therefore would not be excessively noisy. It was requested that Condition 28 be amended to reflect internal noise also.

Members raised further concerns regarding the materials to be used at the western elevation which was unprotected by trees. A 'green wall' was proposed; this would be aesthetically pleasing and environmentally friendly.

Councillors requested further clarification as to the feasibility of an entrance to the site from Harmondsworth Road at first floor level as suggested by petitioners. It was confirmed that such a proposal would constitute a different planning application altogether and the Committee could only consider the scheme before them. In response to Members' requests for clarification, it was confirmed that movements of construction vehicles would not coincide with school opening / closing times. It was agreed that a requirement for a Road Safety Audit be included in the Section 106 Head of Term to safeguard visitors to the leisure centre.

In respect of the proposed built out at Rowhleys Place, Members expressed concern regarding accessibility for emergency and refuse vehicles. It was confirmed that the build out had to be of a sufficient size in order to act as a deterrent.

Members raised no further objections to the development. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed subject to the addendum and the agreed amendments to conditions and the Section 106.

RESOLVED:

- 1. That the application be approved as per officer's recommendation, addendum and Section 106;**
- 2. That delegated authority be granted to the Head of Planning to amend Section 106 Head of Term 6 in relation to flooding to ensure the basement element was robust;**
- 3. That delegated authority be granted to the Head of Planning to add the requirement for a Road Safety Audit to the Highway section of the Section 106;**
- 4. That delegated authority be granted to the Head of Planning to add a Condition to ensure lighting is switched off automatically;**

5. That delegated authority be granted to the Head of Planning to strengthen the wording of Condition 20 to ensure a substantial green wall on the western elevation facing the neighbours – and elsewhere as appropriate;
6. That the petition in relation to the request for a parking management scheme be passed to the Cabinet Member for Planning and Transportation without the need for it to be re-submitted;
7. That delegated authority be granted to the Head of Planning to amend Condition 28 to reflect both internal and external noise.

127.	<p>T C M HOUSE, NEWPORT ROAD, HAYES - 61202/APP/2019/3510 (<i>Agenda Item 7</i>)</p> <p>Demolition of three existing buildings (Use Classes B1(a) and B1(c) and erection of a four storey residential hostel building (Sui Generis) containing 28 units, comprising 13 x 1 bedroom, 8 x 2 bedroom and 7 x 3 bedroom dwellings with associated car parking, landscaping and children's play area.</p> <p>Officers introduced the report and highlighted the information in the addendum. The application sought permission for a residential hostel building to accommodate homeless families and individuals for a temporary period. It was confirmed that the development would assist the Council's Housing Team in providing the highest possible quality temporary accommodation and would reduce dependence on other forms of temporary accommodation such as bed and breakfasts. Members were informed that, whilst it did not strictly comply with Local Plan floor space standards, the development was considered acceptable as the identified need outweighed any drawbacks. It was noted that the shortfall in space was minimal and the majority of the proposed units would be compliant. The Head of Term and planning restrictions would ensure that this temporary residential accommodation was not made permanent in the future.</p> <p>Members expressed concern that people in temporary accommodation were at times expected to stay there for up to ten years. It was confirmed that it was not possible to confirm how long people could be expected to stay there. It was acknowledged that good quality temporary accommodation was in very short supply and the proposed development would be preferable to B&B accommodation. Most Members felt this was a positive step; however, some queried whether the Council should be agreeing to non-standard developments. Concerns were also raised regarding the poor air quality in the area.</p> <p>Members were largely in favour of the proposal. The officer's recommendation was moved, seconded and, when put to a vote, approved with 5 Members voting in favour and 1 against.</p> <p>RESOLVED: That the application be approved.</p>
128.	<p>LAND NORTH OF CRANFORD LANE, HARLINGTON - 2373/APP/2019/3747 (<i>Agenda Item 8</i>)</p> <p>Variation of Conditions 14 (Permitted Timeline) and 15 (Phasing) to amend the permitted timeline and phasing of works for completion by 30 November 2022.</p> <p>Officers presented the report and highlighted the information in the addendum.</p> <p>Members were happy with the proposal and raised no objections.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote,</p>

	<p>unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
129.	<p>NORTHWOOD COLLEGE EDUCATIONAL FOUNDATION, MAXWELL ROAD, NORTHWOOD - 2082/APP/2019/3720 (<i>Agenda Item 9</i>)</p> <p>Continued use of temporary classroom accommodation comprising a two storey building of 1,600 sqm until 14 September 2023.</p> <p>Officers presented the report and highlighted the information in the addendum.</p> <p>Members raised no objections to the proposal. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved subject to the addendum.</p>
130.	<p>NORTHWOOD COLLEGE EDUCATIONAL FOUNDATION - 2082/APP/2019/4091 (<i>Agenda Item 10</i>)</p> <p>The erection of a 3-storey science block within the existing car park; re-surfacing of the play space front Vincent House to facilitate re-located car parking spaces and associated works.</p> <p>Officers presented the report and highlighted the information in the addendum. It was noted that the site lay within the Northwood/Green Lane Conservation Area. Members were informed that, following the decision to refuse an earlier application, the applicant had engaged in positive pre-application discussion with officers and, as a result, had reduced the height of the building from 4 to 3 storeys and had removed the glazed link at first floor level, thereby addressing the primary concerns raised regarding the previous application. It was considered that the public benefits outweighed the harm and, on that basis, approval was recommended, subject to conditions and a Section 106 legal agreement. It was noted that the development was expected to be completed by September 2023 and this was deemed to be a realistic deadline.</p> <p>Members commented that this was a much improved design. Clarification was sought as to how the school would manage given the 28% reduction in size and the fact that, in the original design, the sixth form was to be sited within the top storey. Members were advised that the sixth form had now been relocated to an alternative area within the campus and the school was happy with the new proposed development.</p> <p>Members raised no objections. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved subject to the addendum + Section 106.</p>
131.	<p>LAND ADJACENT TO WHITEHEATH JUNIOR SCHOOL, WHITEHEATH AVENUE, RUISLIP - 64510/APP/2019/1412 (<i>Agenda Item 11</i>)</p> <p>Erection of 2 x 4 bed dwellings with associated landscaping, car parking and ecological area to the rear of the site.</p> <p>Councillor Devi Radia (Ward Councillor) had declared a non-pecuniary interest in agenda item 11 as she was a Governor at Whiteheath Junior School. She remained in</p>

the room during deliberation of the item.

Officers presented the report and highlighted the information in the addendum. It was noted that this application had been deferred at the Majors Applications Planning Committee on 20 November 2019 for further re-consultation regarding clarification of plans and a request for a daylight / sunlight report. A site visit had also taken place. The applicant had taken into consideration the points raised by consultees and Members and had put forward a revised scheme. Members were informed that a large number of trees would be maintained at the site and transparent windows would face away from the school playing fields to safeguard the children.

Councillor John Riley spoke as Ward Councillor in favour of the scheme. He noted that the new scheme was much improved and far more in keeping with the local area. Councillor Riley welcomed the inclusion of an ecological area to the rear.

Councillor Philip Corthorne had submitted a written statement which was read out by the Chairman. Councillor Corthorne commented that the revised proposals broadly reflected previous concerns raised regarding overdevelopment. He also noted that the design aspects of the current proposals, notably the removal of the dormers, were more in keeping with the existing street scene. The proposal allowed for improved access and a smaller number of dwellings with compliant parking would be a better fit in a residential street which suffered from acute parking stress and associated highways issues. Councillor Corthorne also welcomed the ecological area which would be used by Whiteheath Junior School.

Members raised no objections. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED: That the application be approved subject to the addendum.

132. **FORMER CHANTRY SCHOOL SITE, FALLING LANE, YIEWSLEY - 5746/APP/2019/2403** (*Agenda Item 12*)

Demolition of the existing school and a comprehensive redevelopment of the site to provide a new two storey school building; provision of a Multi-Use Games Area, an All Weather Pitch; increased car and cycle parking facilities; landscaping; and associated works. Provision of temporary construction access across Philpots Farm and a temporary compound and associated development.

Officers presented the report and highlighted the information in the addendum. It was noted that the proposal would enable the expansion of Special Educational Needs (SEN) provision and Alternative Provision (AP) allowing the school to cater for 230 pupils. Members were informed that the new school would be accessed from Falling Lane. Sensory gardens would be incorporated to meet the needs of the students and there would be a dedicated minibus parking area. It was considered that the proposed development would not result in an unacceptable impact on the visual amenities of the school site or surrounding area or on the amenities of the occupiers of neighbouring residential properties. It was noted that the scheme was referable to the Secretary of State due to an objection from Sport England related to the loss of a playing field.

The Head of Planning, Transportation and Regeneration highlighted a typographical error in Condition 7 on page 241 of the agenda pack; it was noted that point 3a should read 'Details of the inclusion of living walls and roofs *that* include nectar rich planting on two or more levels'.

Members requested clarification regarding the potential for flooding given the proximity of the River Pinn to the rear of the site. It was confirmed that the Flood Water Management Team had considered the application and any issues would be dealt with under Condition 14.

Members raised no objections. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED:

1. That the typographical error in Condition 7 on page 241 of the agenda pack, point 3a be amended to read 'Details of the inclusion of living walls and roofs *that* include nectar rich planting on two or more levels'; and
2. That the application be approved as per the officer's report subject to the addendum + Section106.

133. **SLOUGH BOROUGH COUNCIL, OUT OF BOROUGH, MIDDLESEX - 39710/APP/2020/17** (*Agenda Item 13*)

Out of Borough consultation for a replacement Energy from Waste facility including a High Temperature Incinerator, provision of a new access road and new junction with the A4, visitor centre, car parking, temporary construction compound, associated works, ancillary buildings and structures.

Officers presented the report noting that LBH strongly objected to the proposal.

Members raised no concerns. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED: That the objection as set out in the report be agreed.

Before the meeting closed, Cllr Duncan requested a report on CIL be produced by the Head of Planning, Transportation and Regeneration and presented to the Committee. Cllr Duncan gave some indications as to what she thought the report should cover. The Head of Planning, Transportation and Regeneration agreed that he would present a report on CIL to the Committee.

RESOLVED: That a report on CIL be produced by the Head of Planning, Transportation and Regeneration and presented to a future Committee meeting.

The meeting, which commenced at 6.02 pm, closed at 8.04 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. 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.