

## Minutes



**MAJOR** Applications Planning Committee

**7 May 2020**

**Meeting held at VIRTUAL - Live on the Council's YouTube channel: Hillingdon London**

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|      | <p><b>Committee Members Present:</b><br/>Councillors Eddie Lavery (Chairman), Steve Tuckwell (Vice-Chairman), Janet Duncan, Martin Goddard, John Morgan, John Morse, John Oswell, Henry Higgins and Carol Melvin</p> <p><b>LBH Officers Present:</b><br/>Mark Braddock (Senior Democratic Services Manager), Mandip Malhotra (Strategic and Major Applications Manager), James Rodger (Head of Planning, Transportation and Regeneration) and Luke Taylor (Democratic Services Officer)</p> |
| 134. | <p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>  |
| 135. | <p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor John Morgan declared a non-pecuniary in Item 7, as the Children's Ward at Hillingdon Hospital was one of Councillor Morgan's three designated charities during his term as Mayor in 2018-19.</p>  |
| 136. | <p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meeting held on 18 March 2020 be agreed as a correct record.</p>   |
| 137. | <p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman agreed that all items on the agenda were to be considered as urgent, as the Council needed to consider priority planning applications during the Covid-19 pandemic.</p>   |
| 138. | <p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were marked Part I and would be considered in public.</p>  |
| 139. | <p><b>COVID-19: TEMPORARY PLANNING PETITION SCHEME CHANGES - WRITTEN REPRESENTATIONS IN LIEU OF PHYSICAL SPEAKING RIGHTS</b> (<i>Agenda Item 6</i>)</p>   |

The Democratic Services Manager introduced the report which outlined temporary proposals to the Planning Petition Scheme in light of the COVID-19 pandemic. The Committee heard that the proposals included a temporary suspension of speaking rights for petitioners, applicants and agents, and it was proposed written representations would take the place of physical speaking rights where a valid petition had been received by the Council on a specific application. These written representations would then be read out to the Committee at the meeting.

Members were informed that these temporary changes would revert back to physical speaking rights with the resumption of traditional Committee meetings.

The officer's recommendation to approve the temporary change to the Planning Petition Scheme was moved, seconded, and upon being put to a vote, unanimously agreed.

**RESOLVED: That, under the provision of Standing Order 16 (Committee Procedure Rules), the temporary suspension of Standing Order 13 (Committee Procedure Rules) and the immediate application of written representations, be approved.**

140. **HILLINGDON HOSPITAL, FIELD HEATH ROAD, HILLINGDON - 4058/APP/2020/1003** (*Agenda Item 7*)

**Construction of a new 90-bed, three-storey ward building (Ward Building South); an additional two storeys to be constructed on the site of the ground-floor, 28-bed Decant Ward Building (Ward Building North) and the provision of 117 replacement car parking spaces, involving the demolition of the existing Paediatric building and relocation of the existing waste compound and its associated parking.**

Officers introduced the application and noted the addendum, which included an amendment to Condition 5.

The Committee confirmed that improvements to Hillingdon Hospital that helped residents were to be welcomed, but questioned whether the application should be approved for a ten-year period instead of the proposed five-year period.

Officers commented that the application would have a larger impact on the local surroundings than other applications at the site that were approved for a ten-year period, so it was agreed a five-year term was satisfactory to prevent issues arising in the local area.

The Committee heard that a condition had been imposed to avoid loss of parking spaces during the construction period, and officers were content with the initial information that detailed emergency exits and evacuation of the building, but Condition 12 required a Fire Strategy Plan be submitted and this must be approved by the Local Authority.

Members noted that the hospital deserved the Committee's support, and confirmed that they were looking forward to a strategic masterplan for the site to be finalised.

The officer's recommendation was moved, seconded and unanimously approved.

**RESOLVED: That the application be approved, subject to a S106 Agreement.**

141. **1 VINYL SQUARE, THE OLD VINYL FACTORY, BLYTH ROAD, HAYES - 59872/APP/2019/3852** (*Agenda Item 8*)

**Redevelopment of the site to provide a mixed-use development comprising 134 residential units (C3 Use Class) and ground floor commercial floorspace (flexible A1/A2/A3/A5/B1 Use Class) with associated car parking, cycle parking and landscaping.**

Officers introduced the report and noted the addendum, which included amendments to Conditions 5 and 25.

Responding to Councillors' questioning, Officers confirmed that there were two lifts in each of the two primary cores of the building, the bike storage was not accessible to the public, and there were refuse storage in three locations on the site, all of which was deemed acceptable.

The Committee stated that the inclusion of three bedroom homes in the application was also very welcome.

Members noted that three of the proposed disabled parking spaces were too far from the residential units, and amending the disabled parking plan would be very welcome. Officers confirmed that it would be possible to move the disabled parking spaces, and the Committee commented that an improved layout to cater to the needs of disabled people could be discussed under delegated authority.

The officer's recommendation, subject to delegated authority to the Head of Planning, Transportation and Regeneration to move three disabled bays closer to the residential units. The recommendation was moved and seconded, and upon being put to a vote, was approved with seven votes in favour and one Member not present for the vote.

**RESOLVED: That the application be approved, subject to S106 Agreement and delegated authority to the Head of Planning, Transportation and Regeneration to agree a more suitable disabled parking arrangement that caters to the needs of disabled residents.**

142. **FORMER NESTLE FACTORY, NESTLES AVENUE, HAYES - 1331/APP/2019/1666** (*Agenda Item 9*)

**Section 73 application to vary Condition 9 (Residential Condition – Approved Plans) of planning permission ref: 1331/APP/2017/1883 dated 28 June 2018 (Part demolition of existing factory buildings and associated structures, and redevelopment to provide residential dwellings (Use Class C3), office, retail, community and leisure uses (Use Class A1/A3/A4/B1/B8/D1/D2), commercial floorspace (Use Classes B1c/B2/B8) and Date Centre (Sui Generis), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works) (as amended by application ref: 1331/APP/2020/50 dated 06/02/20).**

**The amendments to the approved plans propose: 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 eight 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, unit mix change in Block D, unit mix change in Block F and unit mix correction in Block C.**

Officers introduced the application, and the Chairman confirmed it detailed minor amendments to the planning permission dated 28 June 2018. The Head of Planning, Transportation and Regeneration informed Members that a case at the Court of Appeal on procedural matters led to the planning application returning to Committee, and a further decision was required to ensure the decision was valid.

The Committee noted that the minor changes had some merit, and provided affordable housing, including larger family homes, and were happy with the officer's recommendation, which was moved and seconded. Upon being put to a vote, seven Members voted in favour of the recommendation, with one Councillor not present.

**RESOLVED: That the application be approved, subject to S106 agreement.**

143. **71 - 73 FRAYS COURT, COWLEY ROAD, UXBRIDGE - 13010/APP/2020/1006**  
*(Agenda Item 10)*

**Change of use from offices (Use Class B1a) to residential (Use Class C3) to accommodate 19 residential units (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).**

Officers introduced the report, and the Committee noted it that was constrained in how it could approach the application.

The officer's recommendation was moved, seconded and then agreed with seven votes in favour, and one Member not present.

**RESOLVED: That the application be approved, subject to S106 Agreement.**

144. **RIVERVIEW HOUSE, OXFORD ROAD, UXBRIDGE - 40050/APP/2020/1001**  
*(Agenda Item 11)*

**Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).**

**The plans show 43 residential units, comprising four studios, seven one-beds and 32 two-beds.**

This application was considered alongside Item 12.

Officers introduced the application and noted the addendum, which included a change to parking permits.

Members noted that it was disappointing no family homes were included in the application, but agreed that it was an acceptable application that was granted prior approval.

The officer's recommendation was moved and seconded. When put to a vote, seven Councillors voted in favour and one Councillor was not present.

**RESOLVED: That the application be approved, subject to S106 Agreement.**

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| 145. | <p><b>RIVERVIEW HOUSE, OXFORD ROAD, UXBRIDGE - 40050/APP/2020/1009</b><br/>(Agenda Item 12)</p> <p><b>Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</b></p> <p><b>The plans show 58 residential units, comprising one studio, 56 one-beds, and one two-bed.</b></p> <p>This application was considered alongside Item 11.</p> <p>Officers introduced the application and noted the addendum, which included a change to parking permits.</p> <p>The officer's recommendation was moved, seconded and agreed at a vote, with seven Members voting in favour, and one Member not present.</p> <p><b>RESOLVED: That the application be approved, subject to S106 Agreement.</b></p> |
| 146. | <p><b>WATERSIDE HOUSE, OXFORD ROAD, UXBRIDGE - 40050/APP/2020/999</b> (Agenda Item 13)</p> <p><b>Prior Approval for the change of use from office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</b></p> <p><b>The plans show 58 residential units, comprising one studio, 56 one-beds, and one two-bed.</b></p> <p>This application was considered alongside Item 14.</p> <p>Officers introduced the application and noted the addendum.</p> <p>The Committee moved, seconded and agreed the officer's recommendation at a vote, with seven Councillors voting in favour, and one Member not present.</p> <p><b>RESOLVED: That the application be approved, subject to S106 Agreement.</b></p>                                    |
| 147. | <p><b>WATERSIDE HOUSE, OXFORD ROAD, UXBRIDGE - 40050/APP/2020/1000</b><br/>(Agenda Item 14)</p> <p><b>Prior Approval for the change of use from Office to dwellinghouses, together with ancillary car parking, cycle storage and refuse storage. (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</b></p> <p><b>The plans show 43 residential units, comprising four studios, seven one-beds, and 32 two-beds.</b></p> <p>This application was considered alongside Item 13.</p> <p>Officers introduced the application and noted the addendum.</p>  |

Members moved and seconded the officer's recommendation, which was put to a vote. Seven Councillors voted in favour of the recommendation, with one Member not present.

**RESOLVED: That the application be approved, subject to S106 Agreement.**

The meeting, which commenced at 4.00 pm, closed at 5.26 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on 01895 250636 or email (recommended): [democratic@hillingdon.gov.uk](mailto:democratic@hillingdon.gov.uk). 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.**